BLENHEIM ESTATE

HOMES

Land East of Park View Woodstock

Environmental Statement Technical Appendix A: Scoping

June 2022

TERENCE O'ROURKE

LAND EAST OF PARK VIEW, WOODSTOCK

SCOPING RESPONSE REPORT

BLENHEIM ESTATE HOMES

JUNE 2022

TERENCE O'ROURKE

1 Introduction

1.1 This report summarises the results of the scoping consultation undertaken by Terence O'Rourke Ltd on the proposed residential development at Land East of Park View, Woodstock. A scoping report was submitted to Cherwell District Council and a number of other organisations (table 1) on 16 December 2021.

1.2 This scoping consultation response document presents the key issues raised by the consultees and provides responses to each of the comments. Where applicable, cross references are made to where the issues have been addressed in the environmental statement (ES). The scoping report is included in appendix 1 and copies of the consultees' responses are included in appendix 2.

Table 1: Organisations consulted as part of the scoping process

Organisation	Contact name	Position / department	Response received
Cherwell District Council	Samantha Taylor	Principal Planning Officer	--
	--	Arboriculture	--
	--	Building Control	20.01.22
	Charlotte Watkins	Ecology Officer	--
	Christina Cherry	Planning Policy	--
	Neil Whitton	Environmental Health Officer	14.01.22
	Jenny Ballinger	Conservation Officer	--
	Tim Screen	Landscape Architect	17.01.22
West Oxfordshire District Council	Janice Bamsey	Senior Planning Policy Officer	09.02.22
Oxfordshire County Council	Jacqui Cox	Infrastructure Locality Lead Cherwell	08.02.22
	Rashid Bbosa	Senior Transport Planner	21.01.22
	Kabier Salam	LLFA Engineer	25.01.22
	Louise Heavey	Access to Learning Information Analyst	21.01.22
	Victoria Green	Planning Archaeologist	20.01.22
	Charlotte Simms	Minerals and Waste Local Plan Principal Officer	21.01.22
	Haidrun Breith	Landscape Specialist	27.01.22
	Andy Graham	County Councillor for Woodstock Division	11.01.22
Natural England	Sally Ireland	Consultations Team	28.01.22
Environment Agency	Alex Swann	Planning Advisor	18.02.22
Historic England	--	--	--
ICOMOS-UK	Peter Marsden	Chair, World Heritage Committee	20.01.22
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust	Neil Rowntree	--	--
Woodstock Town Council	--	Clerk	27.01.22
Begbroke Parish Council	Jeffrey Wright	Clerk	20.01.22
Shipton-on-Cherwell and Thrupp Parish Council	Sarah Kearney	Clerk	26.01.22
London Oxford Airport	Kriss Black	Safeguarding	--

2 Scoping consultation responses

Cherwell District Council

Comment	Response
Building control	
No comments at this stage.	Noted.
Environmental health officer	
Having read the noise and vibration section of the scoping report, I am satisfied with its findings. We look forward to seeing the noise assessment as part of the full planning application.	Noted. A stand alone noise assessment report has been submitted in support of the planning application.
Having read the ground conditions section of the scoping report, I am satisfied with its findings. We look forward to seeing the phase 1 report as part of the full planning application.	Noted. A stand alone phase 1 contamination report has been submitted in support of the planning application.
Having read the air quality section of the scoping report, I am satisfied with its findings. We look forward to seeing the air quality report as part of the full planning application. The applicants should note that we are requesting that every new property in the district has an electric vehicle charge point installed prior to occupation.	Noted. A stand alone air quality report has been submitted in support of the planning application. Information on proposed electric vehicle charging provision is provided in chapter 2 of the ES.
No comments on odour.	Noted.
No comments on lighting.	Noted. A stand alone lighting report has been submitted in support of the planning application.
If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.	Noted.
Landscape architect	
From the EIA scoping report – a statement that I agree with: *"10.10 Natural England and Defra's (2014) Landscape and seascape character assessments and the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (2013) produced by the Landscape Institute and the Institute of Environmental Management and Assessment will be used to guide the assessment of the site and surrounding area. Reference will also be made to the national, county and district landscape character assessments and the Blenheim Palace WHS Management Plan (2017)."*	Noted. The landscape and visual impact assessment in ES chapter 6 has been carried out in accordance with the guidance referred to and includes an assessment of the potential for cumulative effects.

Comment	Response
It is important to consider cumulative visual and landscape effects in accordance with GLVIA3 (good practice summary, landscape, mitigation measures, viewpoints and visual).	

West Oxfordshire District Council

Comment	Response
I see from the EIA Scoping Report that it is Blenheim Strategic Partners' intention to apply for outline planning permission to develop either up to 500 dwellings or up to 450 dwellings and a primary school, including a mix of housing types and a proportion of affordable housing, on land east of Park View, Woodstock, which lies within Cherwell district.	No response required.
As you know, this site was considered and rejected by the Local Plan Inspector as part of the examination into the Cherwell Local Plan 2011-2031 Partial Review (adopted September 2020). Pages 12 and 13 of the Local Plan Inspector's report set out his conclusion. West Oxfordshire District Council's Matter 8 Written Statement contains useful information, including landscape and heritage reports produced by consultants Chris Blandford Associates on our behalf: https://www.cherwell.gov.uk/downloads/download/1347/matter-8-written-statements---woodstock.	Noted.
Given the sensitivity of the site, it is good to see the high priority to be given to assessing heritage (section 7) and landscape impacts (section 10). Overall, while the report appears to have identified the majority of the key potential significant effects in terms of EIA, there are certain issues where I believe further consideration should be given to their significance, namely: pedestrian and cycle links and facilities; and the water environment. These are addressed below, along with other minor detailed observations, following the sequence of the report.	Noted. Please see below for responses.
Paragraph 6.5 of the scoping report rightly refers to WODC's 2016 West Oxfordshire Infrastructure Delivery Plan. In addition to this, more recently in 2019, Woodstock Town Council and Blenheim Estate produced a Community and Infrastructure Delivery Plan for the town: https://woodstock-tc.gov.uk/wp-content/uploads/2021/07/Woodstock-Community-Infrastructure-Delivery-Plan-2019.pdf.	The community and social effects assessment in ES chapter 4 has been informed by both these documents.
Paragraph 6.7 looks at the effects on Kirtlington ward. Given the proximity to Woodstock, an assessment of the effects on the town should also be considered, including on local population and demography. New residents would inevitably impact upon and look to Woodstock.	The community and social effects assessment in ES chapter 4 includes an assessment of effects on Woodstock parish and facilities in the town.

Comment	Response
In terms of assessment methodology, paragraph 6.14 refers to using the 2011 average household size for Kirtlington ward. This should also look at Woodstock and, more usefully, make use of the 2021 Census data that is to be released in spring 2022.	The assessment has been undertaken for both Shipton-on-Cherwell and Thrupp and Woodstock parishes. The 2021 Census data were not available at the time of writing, as these are now not due to be released until early summer 2022.
It is good to see recognition in table 6.1 and paragraph 6.10 of the potential for health and wellbeing effects and of the proposed use of the Oxfordshire Health Impact Assessment Toolkit: https://futureoxfordshirepartnership.org//wp-content/uploads/2021/01/210126-Oxon-HIA-Toolkit-FINAL.pdf.	The health assessment matrix is provided in the planning statement submitted in support of the application.
Paragraphs 7.11-7.13 of the scoping report set out the proposed assessment methodology. Consideration should also be given to guidance published by ICOMOS (International Council on Monuments and Sites): *Guidelines on Heritage Impact Assessments for Cultural World Heritage Sites* (2011).	The cultural heritage assessment in ES chapter 5 has had regard to the ICOMOS guidance. An assessment specifically following the ICOMOS structure is provided in technical appendix C3.
Paragraph 10.3 identifies Cherwell District Council's report on landscape assessment. Given that landscape character rarely stops at a district boundary, it would be useful to also consider the highly regarded West Oxfordshire Landscape Assessment (https://www.westoxon.gov.uk/media/cpqn2fj0/west-oxfordshire-landscape-assessment-1998.pdf) and the reports produced by consultants Chris Blandford Associates, referred to above.	The landscape and visual impact assessment in ES chapter 6 has considered these reports.
Paragraph 14.9 explains that, as pedestrian and cycle links will be made through the site, the effect of the development will not be significant. However, as this site lies some distance from Woodstock town centre, the employment area south of the airport and Hanborough Station, the impacts on movements beyond the site itself are important, especially in light of the climate change emergency and the emphasis on encouraging active travel. Further consideration should be given to the potential effect of pedestrian and cycle links and facilities.	The traffic and transport assessment in ES chapter 8 includes consideration of the potential for effects on pedestrian and cycle links and facilities.
Given the climate change emergency, I would encourage the adoption of a circular economy approach to resource management.	Resource management is discussed in the sustainability statement submitted in support of the planning application.
In relation to the wastewater aspect of the water environment, paragraph 16.9 says: *"Given that no specific capacity issues have been identified at the town's wastewater treatment works, and that treatment process upgrades can be undertaken using conventional technologies, no significant effects are predicted on treatment capacity in the area."* This seems to underplay the national and well-evidenced and well-publicised local concerns about water quality. I suggest a more detailed consideration is required before the water	The Environment Agency's scoping response (see table below) confirmed that it had no comments. Thames Water was not consulted on the scoping exercise. Information on wastewater drainage is

Comment	Response
environment effects are scoped out. Presumably Thames Water and the Environment Agency will have been consulted and their views will clearly be important in this regard.	provided in ES chapter 2 and in the flood risk assessment (FRA) and drainage strategy submitted in support of the planning application.

Oxfordshire County Council

Comment	Response
Strategic planning	
The proposal comprises the development of either 500 dwellings or up to 450 dwellings and a primary school. The site was previously considered as PR10 by the adopted Cherwell Local Plan 2011-31 (Part 1) Partial Review – Oxford's Unmet Housing Need.	No response required.
The request is for an EIA scoping opinion. The County Council is a consultee to Cherwell District Council on this. The district council's scoping opinion will confirm the key environmental considerations to be assessed in the preparation of an outline planning application.	Noted.
We expect that the proposals will be innovative. As such, it will be important to develop proposals that are consistent with up-to-date policy guidance and thinking on matters such as climate change.	A summary of the measures proposed to reduce greenhouse gas emissions and adapt to climate change is provided in ES chapter 2. Further detail is provided in the sustainability and energy statements submitted in support of the planning application.
Consideration should be given to community needs, which may include the following that relate to county council responsibilities. This list is in addition to the matters referred to in the attachments: • Children's and family intervention and support • Children's homes • Early years' education • Learning disabilities • Adult day time support (elderly) • Library and culture • Leisure	The potential for effects on early years and special education, libraries, leisure and community facilities and healthcare is assessed in chapter 4 of the ES.

Comment	Response
• General community facilities, including adult learning and youth • Extra care housing • Supported housing • Fire and rescue • Public health • Registration • Waste and recycling • Countryside services, such as public rights of way improvement	
Transport	
Key issues: • The site is identified as PR10 in Cherwell's Local Plan Partial Review under Policy PR10 for development of up to 410 dwellings with a primary school • The submission sets out relevant guidance and assessment criteria • A transport assessment (TA) and framework travel plan will be required to inform the ES • A comprehensive assessment of how this site shall be served by public transport will need to be made	The TA forms technical appendix F to the ES, while the framework travel plan has been submitted as a stand alone document in support of the planning application. Details of public transport services are provided in ES chapter 8 and technical appendix F.
From a transport perspective, the submission sets out a reasonable methodology for assessment, in general accordance with Institute of Environmental Management and Assessment (IEMA) guidance.	The assessment in ES chapter 8 has been undertaken in accordance with the IEMA guidance.
Introduction of 500 new homes in this part of Woodstock is likely to have a significant impact on the transport network and possibly further afield. As noted in paragraph 14.11 of the EIA Scoping Report, a comprehensive TA will be required to evaluate the transport impact of the proposed development on the local highway infrastructure and put forward appropriate mitigation.	The TA forms technical appendix F to the ES.
The applicant is advised to continue TA scoping discussions with the county council to identify requirements of an acceptable content. The TA will be expected to demonstrate the effect the development proposal will have upon the local and wider highway network by analysing: • The proposed site access arrangements • Local and strategic road junctions • All committed developments within the local area • Sustainable transport modes • Undertake appropriate junction sensitivity tests within the local area • Appropriate mitigation to the likely impact of the development	The TA in technical appendix F includes the required elements.

Comment	Response
The site location plan has been included in the scoping report as figure 1. The report goes on to suggest that a new vehicular access junction will be formed off the A4095 Upper Campsfield Road, with a connection through to Cowells Road. The type of junction with the A4095 has, however, not been stated, which is thought shall be a key consideration to the network operation.	Information on the proposed access junctions is provided in ES chapter 2 and detailed drawings are provided in the TA in technical appendix F.
In addition to the access junction, other key strategic junctions for assessment (with appropriate sensitivity tests) are listed below for consideration. The study area for detailed traffic modelling work will require further discussions and agreement with county council officers, prior to a detailed planning application being submitted: • Proposed vehicular accesses to serve the site • The Bladon roundabout (A44 Oxford Road / A4095 Bladon Road / A4095 Upper Campsfield Road / A44 Woodstock Road) • A44 Oxford Road / Cowells Road • Cowells Road / Shipton Road • Upper Campsfield Road / Shipton Road • A4260 Banbury Road / A4095 Bunkers Hill / A4095 Upper Campsfield Road • A4095 Main Road / Lower Road • A44 Woodstock Road / Langford Lane • A44 Woodstock Road / Sandy Lane / Rutten Lane • A44 Woodstock Road / Cassington Road • The Loop Farm roundabout (A44 Woodstock Road / A4260 Frieze Way)	The results of the junction assessments are summarised in ES chapter 8 and set out in detail in the TA in technical appendix F.
Access and availability of car parking within developments also has a strong influence on travel choices made. Car free developments with suitable parking controls can be extremely effective in managing car travel. The county council will also want to use a formula to determine the development's parking standards based on the assessment of future public transport and walking and cycling access.	Noted. Information on proposed parking arrangements is provided in the TA in technical appendix F.
Given the scale of development proposed, the county council expects any proposals and transport mitigation to meet with the objectives and aspirations set out in Connecting Oxfordshire: Local Transport Plan 2015-2031. Particular emphasis is needed to develop proposals that are consistent with up-to-date policy guidance and thinking on matters such as active travel and climate change. The council also expects to work closely with the developer to identify and develop all mitigation required, including the impact from this development on the road network.	Details of the proposed mitigation measures are set out in ES chapter 8 and technical appendix F.
The applicant is also advised to refer to the Cherwell District Local Plan and the Oxfordshire Local Transport Plan 4 2015-2031, which can be accessed online.	Relevant policies from these plans are set out in ES chapter 8 and technical appendix F.

Comment	Response
Having considered the proposal's impact against criteria set out in National Planning Practice Guidance (EIA), it is concluded that the proposed development, as submitted, would not trigger the requirement for an EIA from a county council perspective. Any impacts on transport and county council services can be assessed at the full application stage.	Potential traffic and transport effects are assessed in ES chapter 8 and technical appendix F.
Lead local flood authority	
Section 13.26 of the scoping report lists regulation and guidance that will be considered in the preparation of the FRA. However, there is no mention of our local guidance. A FRA and / or surface water management strategy must be in line with our local guidance. A detailed surface water management strategy must be submitted in accordance with the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire.	The FRA and drainage strategy, which is submitted as a stand alone report in support of the planning application, has been prepared in accordance with local and national guidance.
In line with this guidance, runoff must be managed at source (i.e. close to where it falls), with residual flows then conveyed downstream to further storage or treatment components where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible.	The proposed drainage measures are summarised in ES chapter 2 and set out in full in the FRA.
The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance. The Sustainable Drainage Systems (SuDS) Policy, which came into force on the 6th of April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with national guidance. The SuDS Policy also implemented changes to the Town and Country Planning (Development Management Procedure) (England) Order 2010 to make the lead local flood authority (LLFA) a statutory consultee for major applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SABs) proposed in Schedule 2 of the Flood and Water Management Act 2010.	The FRA submitted in support of the planning application includes a surface water management strategy prepared in accordance with relevant guidance.
All full and outline planning applications for major development must be submitted with a Surface Water Management Strategy. A site-specific FRA is also required for developments of 1 ha or greater in flood zone 1; all developments in flood zones 2 and 3 or in an area within flood zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.	The FRA submitted in support of the planning application includes a surface water management strategy.
Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the Oxfordshire flood tool kit website. The site also includes specific flood risk information for developers and planners.	The FRA submitted in support of the application has had regard to the tool kit.
The NPPF, which was updated in February 2019, provides specific principles on flood risk (Section 14, from page 45). National Planning Practice Guidance (NPPG) provides further advice to ensure new development will come forward in line with the NPPF. Paragraph 155 states *"Inappropriate development in areas at risk of*	The FRA submitted in support of the application has been prepared in accordance with the NPPF and NPPG.

Comment	Response
flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."	
As stated in paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.	The FRA includes an examination of all forms of flood risk.
The non-statutory technical standards for sustainable drainage systems were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council has published the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire to assist developers in the design of all surface water drainage systems, and to support local planning authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with national legislation and guidance, as well as local requirements. The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA SuDS Manual (C753) and we expect all development to come forward in line with these principles.	The proposed drainage measures summarised in ES chapter 2 and set out in detail in the FRA have been designed in accordance with relevant guidance.
In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.	Noted.
Wherever possible, runoff must be managed at source (i.e. close to where it falls), with residual flows conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.	Noted. Details of the proposed drainage features are provided in ES chapter 2 and the FRA.
Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel / phase to ensure these are included when these parcels / phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.	As summarised in ES chapter 2, and set out in more detail in the FRA submitted in support of the planning application, the proposed drainage features are distributed across the site.
By the end of the Concept Stage evaluation and initial design / investigations, flows and volumes should be known. Therefore, we ask that the drainage pro-forma is completed and returned as soon as possible.	Noted.
Education	
Oxfordshire County Council has a statutory duty under S14 of the Education Act 1996 to secure sufficient school places to meet the needs of the local population, including as a result of housing developments such as	Noted.

Comment	Response
this proposal. Under Section 7 of the Childcare Act 2006, and extended by the Childcare Act 2016, the council has a responsibility to ensure that there is sufficient childcare and early education provision.	
The proposed development will have a significant impact on demand for pre-school, primary and secondary education – this includes on demand for special education places across all sectors.	The potential for effects on early years, primary, secondary and special school places is assessed in chapter 4 of the ES.
Paragraph 1.1 of the scoping report states that the proposed development will include approximately 500 dwellings, or 450 dwellings and a primary school, and paragraphs 6.3-6.4 refer to opportunities to expand school provision in the town.	No response required.
To update the information included in the report, a planning application has been submitted to expand Woodstock CE Primary School to two forms of entry. Subject to planning permission and statutory approval, this would be expected to provide sufficient capacity to meet the scale of local growth in the current local plan. It would not provide sufficient capacity to also meet the needs generated by another 500 homes, as envisaged by this scoping request. However, nor would the scale of housing proposed in this scoping request support the opening of a new primary school in the town. Based on current data, a new primary school would only be viable if it served a wider area, drawing pupils from surrounding villages, with the consequent impact on traffic generation.	Noted. The potential for effects on primary school capacity is assessed in ES chapter 4.
One solution could lie in planning school capacity strategically across this proposed development and that included in the Cherwell Local Plan for Begbroke, south of Woodstock, which is expected to include one or two new primary schools. However, if the timescales of the two developments are not aligned, the opportunity to secure sufficient primary school capacity could be lost. The county council has limited scope to plan to meet the needs of housing that is not included in the local plan.	Noted. The potential for effects on primary school capacity is assessed in ES chapter 4.
Secondary and SEN education provision would be expected to be delivered off-site, and would need to take into account the wider picture of population growth in and around this area. There is a new secondary school site included within the Begbroke development.	Noted. The potential for effects on secondary and special school capacity is assessed in ES chapter 4.
The EIA needs to include consideration of travel patterns from the development to local schools.	Information on travel to schools is provided in the TA in technical appendix F.
It should be noted that demand and supply of school places in this area is going through a period of rapid change, and will continue to do so in response to planned housing developments, including this one. The Education Sufficiency team at Oxfordshire County Council is able to advise as required on appropriate data regarding school place planning. In the first instance, the OCC Pupil Place Plan (available from www.oxfordshire.gov.uk) should be referred to. Data on the current situation and past trends needs to be supplemented with information about future plans and forecasts. The School Organisation team at Oxfordshire County Council will base its response to any future planning application on the latest available information.	Noted. The assessment of effects on education in ES chapter 4 has been informed by the Pupil Place Plan and data on current and predicted pupil numbers and school capacities.

Comment	Response
Archaeology	
An archaeological desk-based assessment will need to be submitted along with any planning application for the site in line with the NPPF (2018) paragraph 189. This assessment will need to be undertaken in line with the Chartered Institute for Archaeologists' standards and guidance for desk-based assessments, including the submission of an appropriate written scheme of investigation to agree the scope of the assessment.	The cultural heritage assessment in ES chapter 5 and the accompanying technical appendix C was undertaken in accordance with relevant standards and guidance.
A programme of archaeological investigation will be required ahead of the determination of any planning application for the site. This investigation must be undertaken in line with the Chartered Institute for Archaeologists' standards and guidance for archaeological evaluation, including the submission and agreement of a suitable written scheme of investigation.	Details of the archaeological investigations undertaken on site are provided in ES chapter 5.
As the report outlines, the site is in an area of archaeological interest, with a Roman Villa within the site, and the World Heritage Site of Blenheim Palace immediately west of the site. We agree with the report that an updated desk-based assessment will need to be prepared to take into account the results of the 2014 archaeological evaluation.	The cultural heritage assessment in ES chapter 5 includes consideration of the potential for effects on archaeological remains on site, the scheduled monument and the World Heritage Site.
Minerals and waste	
The application site does not fall within a Mineral Strategic Resource Area, nor is it in close proximity to a Waste Safeguarded Area, therefore these do not need to be considered as part of the EIA.	Noted.
However, we do have a number of comments that we hope Blenheim Strategic Partners will consider as they progress with the application. We were pleased to see within chapter 15 Waste and natural resources of the EIA scoping report acknowledgement that proposals should ensure that waste is reduced as much as possible both during construction and occupation, and that the site should maximise reuse and recycling.	Noted.
We would be interested to know detail as part of the application on the sources for the material used on site, and that they are sourced locally where possible. We would also be interested to know more about how the development proposes to consider the Circular Economy in its construction.	Full details of materials are not known at this outline stage. However, information on sustainable construction is provided in the sustainability statement submitted in support of the application.
We would hope that the application would contain a Site Waste Management Plan to be prepared and would be interested to know more about what is proposed to do with construction and excavation waste arisings from the construction phase. We hope it sets out how the development proposes to minimise these arisings. We would also like to know more detail how the minimisation of waste has been considered once the site is occupied.	Information on construction and excavation waste, sustainable construction and waste minimisation during occupation is provided in the sustainability statement submitted in support of the application.
Landscape / green infrastructure	

Comment	Response
The district council landscape officer should be consulted on the proposal and his / her comments should be taken into account.	The district landscape officer was consulted on the representative viewpoints and assessment methodology.
I agree that landscape and visual effects are scoped in. I also agree that the landscape and visual assessment should be carried out in accordance with the *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition (GLVIA3). Visualisation should be in accordance with *Technical Guidance Note 06/19 on Visual Representation of Development Proposals* by the Landscape Institute (June 2019).	The landscape and visual effects assessment in ES chapter 6 was undertaken in accordance with this guidance and further details of the methodology are provided in technical appendix D.
The LVIA should assess direct and indirect effects and take account of lighting and cumulative effects with other developments in the area. It should also inform any potential mitigation.	The landscape and visual effects assessment in ES chapter 6 has been informed by the lighting assessment and includes consideration of potential direct, indirect and cumulative effects and mitigation measures.
I recommend that assessment methodology, study area, viewpoints and visualisations are agreed with the district council's landscape officer at the outset of the assessment.	The district landscape officer was consulted on the representative viewpoints and assessment methodology.
The site comes close to the Blenheim Palace World Heritage Site at its most southern end, the impact on which will need to be carefully considered in the proposals.	Information on measures proposed to minimise effects on the setting of Blenheim Palace World Heritage Site is provided in ES chapters 2, 5 and 6.
In addition, an arboricultural assessment to BS 5837:2012 (Trees in relation to construction) might also be required should the development have the potential to adversely affect trees and mature hedgerows.	An arboricultural assessment undertaken in accordance with BS 5837 is submitted in support of the planning application.
County Councillor for Woodstock division	
An environmental impact assessment is essential.	An EIA has been undertaken.
Impact on natural habitat and wildlife recommended.	Potential natural heritage effects are assessed in ES chapter 7 and technical appendix E.
Drainage plan and capacity assessment independently verified needed.	The foul and surface water drainage strategies are provided in the FRA submitted in support of the planning application.
Traffic assessment and impact projections based on current and future projections and including current and proposed housing developments in Woodstock.	The traffic and transport assessment in ES chapter 8 and technical appendix F include

Comment	Response
	baseline and future flows, which incorporate proposed housing developments in the area.
Impact on air pollution.	Potential effects on air quality are assessed in the stand alone air quality report submitted in support of the planning application.
Health needs and other infrastructure requirement, i.e. schools provision and how current active travel policies are impacted / incorporated.	The impacts on health facilities and schools are assessed in ES chapter 4. The framework travel plan submitted in support of the application includes active travel policies.
Zero carbon ambition needs to be set out and assessment tested.	Details of proposals to minimise carbon emissions are set out in the sustainability and energy statement submitted in support of the planning application.
Cycling and pedestrian integration whilst mentioned does show connectivity and this needs to be included.	Details of proposed cyclist and pedestrian connections are provided in ES chapter 2.

Natural England

Comment	Response
Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 sets out the information that should be included in an ES to assess impacts on the natural environment. This includes: • A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases • Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc) resulting from the operation of the proposed development • An assessment of alternatives and clear reasoning as to why the preferred option has been chosen • A description of the aspects of the environment likely to be significantly affected by the development, including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), cultural heritage and landscape and the interrelationship between the above factors	Chapter 1 of the ES includes details of where the required information listed can be found within the ES.

Comment	Response
• A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment • A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment • A non-technical summary of the information • An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information Further guidance is set out in Planning Practice Guidance on environmental assessment and natural environment.	
The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure. An impact assessment should identify, describe and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information): • Existing completed projects • Approved but uncompleted projects • Ongoing activities • Plans or projects for which an application has been made and which are under consideration by the consenting authorities • Plans and projects that are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects	Details of the developments to be included in the cumulative effects assessment are provided in chapter 3 of the ES. The assessments of cumulative effects are provided in chapters 4 to 8. It should be noted that the 2017 EIA Regulations only require consideration of cumulative effects with existing or approved projects.
Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at http://www.naturalengland.org.uk/publications/data/default.aspx.	Noted.
Detailed information on the natural environment is available at www.magic.gov.uk.	Noted.
Natural England's SSSI Impact Risk Zones are a GIS dataset that can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.	The potential effects on SSSIs are assessed in ES chapter 7 and technical appendix E.

Comment	Response
Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.	As set out in ES chapter 7 and technical appendix E, information was sought from relevant organisations, including Thames Valley Environmental Records Centre (TVERC).
The NPPF (paragraphs 174-175 and 179-182) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the natural environment.	The assessment in ES chapter 7 and technical appendix E has been undertaken in accordance with the NPPF and planning practice guidance.
The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.	The assessment in ES chapter 7 and technical appendix E includes the requested elements.
Ecological impact assessment (EcIA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EcIA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. Guidelines have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).	The assessment of ecological effects in ES chapter 7 and technical appendix E has been undertaken in accordance with CIEEM's guidelines.
Local planning authorities have a duty to have regard to conserving biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available.	Noted.
The development site is within or may impact on the following European / internationally designated nature conservation site(s): • Oxford Meadows Special Area of Conservation (SAC) European site conservation objectives are available at: http://publications.naturalengland.org.uk/category/6490068894089216.	The potential for effects on the Oxford Meadows SAC is examined in chapter 7 of the ES and technical appendix E.
The ES should thoroughly assess the potential for the proposal to affect nationally and internationally designated sites of nature conservation importance, including marine sites where relevant. European sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)) fall within the scope of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). In addition, paragraph 181 of the NPPF requires that potential SPAs, possible SAC, listed or proposed Ramsar sites, and any site identified or required as compensatory measures for adverse effects on habitat (European) sites, potential SPAs, possible SACs and listed or proposed Ramsar sites have the same protection as classified sites (NB sites falling within the scope of regulation 8 of the Conservation of Habitats and Species Regulations 2017 are defined as 'habitats sites' in the NPPF). Under Regulation 63 of the Habitats Regulations, an appropriate	The potential for effects on the Oxford Meadows SAC is examined in chapter 7 of the ES and technical appendix E. There are no SPAs or Ramsar sites in the vicinity of the site.

Comment	Response
assessment must be undertaken in respect of any plan or project which is (a) likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and (b) not directly connected with or necessary to the management of the site. The consideration of likely significant effects should include any functionally linked land outside the designated site. These areas may provide important habitat for mobile species populations that are qualifying features of the site, for example birds and bats. This can also include areas that have a critical function to a habitat feature within a designated site, for example by being linked hydrologically or geomorphologically.	
Should a likely significant effect on a European / internationally designated site be identified (either alone or in-combination) or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an appropriate assessment in addition to the consideration of impacts through the EIA process. Further guidance is set out in Planning Practice Guidance on appropriate assessment: https://www.gov.uk/guidance/appropriate-assessment. This should also take into account any agreed strategic mitigation solution that may be being developed or implemented in the area to address recreational disturbance, nutrients or other impacts.	Noted.
The development site is within or may impact on the following site of special scientific interest: • Blenheim Park SSSI • Rushy Meadows SSSI • Wytham Ditches & Flushes SSSI • Pixey & Yarnton Meads SSSI • Cassington Meadows SSSI • Hook Meadow & The Trap Grounds SSSI • Port Meadow With Wolvercote Common & Green SSSI Natural England's SSSI Impact Risk Zones can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.	The potential for effects on SSSIs within 2 km of the site is assessed in ES chapter 7 and technical appendix E, with other SSSIs only considered in relation to the Oxford Meadows SAC.
The ES should include a full assessment of the direct and indirect effects of the development on the features of special interest within the SSSI and identify appropriate mitigation measures to avoid, minimise or reduce any adverse significant effects. The consideration of likely significant effects should include any functionally linked land outside the designated site. These areas may provide important habitat for mobile species populations that are interest features of the SSSI, for example birds and bats. This can also include areas that have a critical function to a habitat feature within a site, for example by being linked hydrologically or geomorphologically.	The assessment of effects on SSSIs in ES chapter 7 and technical appendix E includes the potential for both direct and indirect effects and identifies mitigation where required.

Comment	Response
The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 174 and 175). The ES should set out proposals for mitigation of any impacts and, if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.	The potential for effects on locally designated sites within 2 km of the site is assessed in chapter 7 of the ES and technical appendix E and mitigation is identified as necessary.
The conservation of species protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System.*	Noted.
The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.	Surveys have been undertaken for a range of protected species to inform the ecological assessment. The findings are summarised in ES chapter 7 and the full survey results are included in technical appendix E. Records were also sought from relevant organisations.
The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.	The ecological assessment in ES chapter 7 and technical appendix E includes the required elements. Full details of survey timings, which were carried out by appropriately qualified surveyors, are provided in technical appendix E.
Natural England has adopted standing advice for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.	Noted.
District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A DLL scheme for GCN may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the ES.	No evidence of GCN was recorded on site during surveys.
Priority habitats and species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as SSSIs, on the Magic website or as local wildlife sites. Lists of priority habitats and species are available. Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.	The ecological assessment in ES chapter 7 and technical appendix E includes effects on species and habitats of principal importance.

Comment	Response
Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to download. Further information is also available.	The site is greenfield.
An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.	Habitat and bird surveys have been undertaken on the site. Invertebrate surveys were not required. The findings are summarised in ES chapter 7 and the full survey results are included in technical appendix E.
The ES should include details of: • Any historical data for the site affected by the proposal (e.g. from previous surveys) • Additional surveys carried out as part of this proposal • The habitats and species present • The status of these habitats and species (e.g. whether priority species or habitat) • The direct and indirect effects of the development upon those habitats and species • Full details of any mitigation or compensation measures • Opportunities for biodiversity net gain or other environmental enhancement	The ecological assessment in ES chapter 7 and technical appendix E includes the required information.
The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement. Natural England maintains the Ancient Woodland Inventory, which can help identify ancient woodland. The wood pasture and parkland inventory sets out information on wood pasture and parkland. The ancient tree inventory provides information on the location of ancient and veteran trees. Natural England and the Forestry Commission have prepared standing advice on ancient woodland, ancient and veteran trees.	There is no ancient woodland, wood pasture or parkland on the site. The potential for effects on veteran trees is assessed in ES chapter 7 and technical appendix E.
Paragraph 174 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.	Noted.
The ES should use an appropriate biodiversity metric such as Biodiversity Metric 3.0 together with ecological advice to calculate the change in biodiversity resulting from the proposed development and demonstrate how proposals can achieve a net gain. The metric should be used to: • Assess or audit the biodiversity unit value of land within the application area	A biodiversity net gain assessment has been undertaken using Biodiversity Metric 3.1. Its findings are summarised in ES chapter 7 and the full results are provided in technical

Comment	Response
• Calculate the losses and gains in biodiversity unit value resulting from proposed development • Demonstrate that the required percentage biodiversity net gain will be achieved	appendix E.
Biodiversity Net Gain outcomes can be achieved on site, off site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies, e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.	As set out in the biodiversity net gain assessment, net gain has been achieved on site.
Opportunities for wider environmental gains should also be considered.	Chapter 2 of the ES includes information on measures to reduce greenhouse gas emissions, adapt to climate change, reduce flood risk and improve water quality.
The environmental assessment should refer to the relevant national character areas. Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.	The landscape and visual assessment in ES chapter 6 includes consideration of national character areas.
The ES should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies. We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.	The landscape and visual assessment in ES chapter 6 includes the potential for effects on local landscape character areas.
A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013* (3rd edition) produced by the Landscape Institute and the Institute of Environmental Management and Assessment. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics that underpin the natural beauty of the area and its designation status.	The landscape and visual assessment in ES chapter 6 has been undertaken in accordance with these guidelines. There are no National Parks or AONBs in the study area.
The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.	The landscape and visual assessment in ES chapter 6 includes the potential for cumulative effects with other developments in the area, details of which are set out in ES chapter 3. It should be noted that the 2017 EIA Regulations only require consideration of

Comment	Response
	cumulative effects with existing or approved projects
To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the National Design Guide and National Model Design Code. The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.	Detailed design information is not available at this outline stage. However, general design information, details of green infrastructure and information on alternatives are provided in ES chapter 2. More detail is available in the design and access statement submitted in support of the planning application.
The ES should include an assessment of the impacts on any land in the area affected by the development that qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.	There is no such land within the site itself. The potential effects on Blenheim Palace, which is on the list, are assessed in ES chapter 5.
The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 100. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.	Information on the proposed green infrastructure, footpaths and cycleways is provided in chapter 2 of the ES. There are no coastal access routes in the vicinity of the site. The potential for effects on views from public rights of way is assessed in ES chapter 6.
Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.	Information on the proposed green infrastructure, footpaths and cycleways is provided in chapter 2 of the ES.
Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.	Noted.
Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 174 and 175 of the NPPF. Further guidance is set out in the Natural England Guide to assessing development proposals on agricultural land.	Soil management will be addressed in the construction method statement that would be conditioned as part of any grant of planning permission.

Comment	Response
As set out in paragraph 211 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.	No peat extraction is proposed.
The following issues should be considered and, where appropriate, included as part of the ES: • The degree to which soils would be disturbed or damaged as part of the development • The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted. This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information, see www.magic.gov.uk • Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare (or more detailed for a small site), supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space) • The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design / master plan • The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts	There is no BMV agricultural land on site, as it is all grade 3b (moderate) quality. The loss of 48.8 ha of land from agricultural production and the associated loss of soils within the area proposed for built development are not considered to be significant in relation to the total area of agricultural land in Cherwell (43,614 ha in 2016). It should be noted that soil resources will be retained within the area of green infrastructure.
Further information is available in the Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites and The British Society of Soil Science Guidance Note Benefitting from Soil Management in Development and Construction.	Noted.
Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1 µg) (Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK – Defra, UK). A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The government's Clean Air Strategy also has a number of targets to reduce emissions, including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO_x and SO_2 against a 2005 baseline of 73% and 88%	The potential for emissions from traffic associated with the proposed development to affect designated sites is assessed in chapter 7 of the ES and technical appendix E.

Comment	Response
respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.	
The planning system plays a key role in determining the location of developments that may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats / designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).	The potential for emissions from traffic associated with the proposed development to affect designated sites is assessed in chapter 7 of the ES and technical appendix E.
Information on air pollution modelling, screening and assessment can be found on the following websites: • SCAIL Combustion and SCAIL Agriculture – http://www.scail.ceh.ac.uk/ • Ammonia assessment for agricultural development – https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit • Environment Agency Screening Tool for industrial emissions – https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit • Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England – http://www.airqualityengland.co.uk/laqm	Noted.
The planning system plays a key role in determining the location of developments that may give rise to water pollution, and hence planning decisions can have a significant impact on water quality and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. The ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans that may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. Further information can be obtained from the Local Planning Authority.	The potential for the proposed development to lead to water pollution and associated effects on designated sites is assessed in ES chapter 7 and technical appendix E.
The ES should identify how the development affects the ability of the natural environment (including habitats, species and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what is already there and affected), as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species' ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought	As set out in ES chapter 7 and technical appendix E, the proposed green infrastructure and habitat management will ensure that there will be no significant effects on the ability of habitats and species on site to adapt to climate change.

Comment	Response
and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.	
Further information is available from the Committee on Climate Change's (CCC) Independent Assessment of UK Climate Risk, the National Adaptation Programme (NAP), the Climate Change Impacts Report Cards (biodiversity, infrastructure, water etc) and the UKCP18 climate projections.	Noted.
The Natural England and RSPB Climate Change Adaptation Manual (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focused nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's Nature Networks Evidence Handbook (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.	Noted.
The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's Carbon Storage and Sequestration by Habitat report (2021) and the British Ecological Society's nature-based solutions report (2021) provide further information.	ES chapter 2 includes details of habitat loss and creation. The existing habitats that store and sequester the greatest quantities of greenhouse gases (including woodland, trees and hedgerows) will largely be retained and replacement and new areas of planting will be provided.
The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents, including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.	ES chapter 7 and technical appendix E include information on proposed mitigation and enhancement measures that accord with local strategies and initiatives.

Environment Agency

Comment	Response
Thank you for consulting us with this EIA scoping opinion. There are no significant environmental constraints within our remit, and therefore we have no comments to make at this stage. Our comments are based on our available records and the information submitted to us.	Noted.

ICOMOS-UK

Comment	Response
ICOMOS-UK is the UK National Committee of ICOMOS, an international organisation that has a special role as the official adviser to UNESCO on cultural World Heritage Sites. ICOMOS-UK plays a leading role in implementing the World Heritage Convention 1972 (the Convention) within the UK and promoting best practice in the management of UK World Heritage Sites. The maintenance of the Outstanding Universal Value (OUV) of the UK World Heritage Sites and their settings is a key objective. ICOMOS has produced *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011) and expects this to be followed for all development proposals that may affect World Heritage Sites or their settings.	Noted. The cultural heritage assessment in ES chapter 5 has been undertaken in accordance with the guidance. An assessment specifically following the ICOMOS structure is provided in technical appendix C3.
The site that is the subject of this scoping review forms part of the setting of the Blenheim Palace World Heritage Site. In setting the scope of the EIA process as it relates to the World Heritage Site and its setting, the requirements of the *UNESCO Operational Guidelines for the implementation of the World Heritage Convention* (2021) paragraph 118bis should be followed. More detailed guidance is contained in the *ICOMOS Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (2011) referenced above. ICOMOS-UK expects this guidance to be followed in relation to Land East of Park View, Woodstock and reference to be made in section 4 of the scoping report to the documents cited above.	The potential for effects on Blenheim Palace World Heritage Site is assessed in chapter 5 of the ES, which includes reference to the relevant guidance. Section 4 of the scoping report relates to the general scoping process undertaken for all topics, so does not include reference to topic-specific guidance.
Section 7.3 of the scoping report should make it clear that the site forms part of the setting of the WHS, which supports its Outstanding Universal Value.	The cultural heritage assessment in ES chapter 5 examines the contribution of the site to the setting of the WHS and the potential impacts of the proposed development upon this.
Blenheim Palace has an international designation, being inscribed as a WHS under the World Heritage Convention to which the UK government is a signatory. The site contains designated buildings, including the Palace itself, as well as the gardens and park. It should be listed in a separate WHS category in the component column of table 7.1 of the scoping report and the potential effect column of table 7.2.	The categories in table 7.1 are standard categories, which then reflect into table 7.2. However, these tables make clear that effects on the WHS will be considered in the ES. These effects are assessed in ES chapter 5.
Given that the site forms part of the setting of a WHS, we consider that its importance and sensitivity as a receptor should be medium or high rather than low in table 7.2.	The references to the site in table 7.2 relate specifically to its archaeology (classified as low to high) and historic landscape character. Blenheim Palace WHS is classified as being of high importance and this is reflected in the assessment in ES chapter 5.

Comment	Response
The documents referred to in our comments on section 4 above should also be referenced in paragraph 7.11 of the scoping report and guide the assessment methodology described in paragraphs 7.11 to 7.13, as they relate to impact on the WHS and its setting.	The cultural heritage assessment in ES chapter 5 has been undertaken in accordance with the guidance.
Reference needs to be made in the landscape and visual impact assessment to the possibility of views to and from the WHS and from the A44 as it enters Woodstock. Table 10.1 Protected landscapes: Comments should cover views to and from the WHS.	The landscape and visual impact assessment in ES chapter 6 has assessed the potential effects on views to and from the WHS and from the A44.
Potential for change to the settings of receptors including the WHS – the surroundings in which they are experienced and their OUV / significance can be appreciated – should be recognised in section 10.8 of the scoping report, as well as in section 7.	The landscape and visual impact assessment in ES chapter 6 focuses specifically on views, rather than settings, which are assessed in ES chapter 5. However, the assessments cross refer to each other as required.
Table 10.2, line 3 of the scoping report – Change in relation to designated landscapes and townscapes should cover views to and from and changes to setting as well.	See above responses.
Also of relevance to paragraph 10.10 of the scoping report are the documents referred to in our comments on section 4 above and Historic England guidance on *The Setting of Heritage Assets* (2017).	The landscape and visual impact assessment in ES chapter 6 has been undertaken in accordance with relevant guidance, but setting effects are assessed in ES chapter 5.
The EIA that is the subject of this scoping document will be for a major development on currently open agricultural land within the setting of the Blenheim Palace World Heritage Site. ICOMOS-UK is concerned that the status of the WHS and the procedures required by the *ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011) are not fully recognised in the scoping report. We ask that this is rectified to ensure that the potential impact of the development on the setting of the Blenheim WHS that supports its Outstanding Universal Value is fully identified, understood and articulated.	The status of the WHS is fully appreciated and the cultural heritage assessment in ES chapter 5 includes a detailed assessment of the potential for effects on the setting of the WHS that supports its OUV, in accordance with guidance. An assessment specifically following the ICOMOS structure is provided in technical appendix C3.

Woodstock Town Council

Comment	Response
From a meeting of Woodstock Town Council, it was resolved that attention be drawn to the visual impact of the facilities of Woodstock more so than Kirtlington, particularly the effect on heritage assets, which include significantly more Roman archaeology than just the villa; the effect on the setting of a World Heritage Site; the flooding risk to the A4095 and land alongside as drainage systems are affected; the potential traffic impact in Woodstock and the potential effect upon the helicopter circuit and runway at Oxford Airport.	The potential for effects on cultural heritage assets, including archaeology and the World Heritage Site, is assessed in ES chapter 5, while the potential for other visual effects is assessed in ES chapter 6 and the potential for effects on traffic is assessed in ES chapter 8 and technical appendix F. The potential effects on flood risk are assessed in the FRA submitted in support of the planning application. The potential for noise from airport operations to affect the proposed development is assessed in the noise report submitted in support of the application.

Begbroke Parish Council

Comment	Response
Begbroke Parish Council objects to the above scoping application. The Planning Inspector has already ruled against previous plans and planned housing distributed in PR9 and PR8, which we objected to as well: *"Local Plan Partial Review examination and initial Inspector findings* *1.3 Following submission of the Local Plan Part Partial Review in March 2018 and the completion of the Main Hearing Sessions in February 2019 the Inspector published an Advice Note setting out preliminary conclusions on 10th July 2019.* *1.4 The Inspector found 'that the 4,400 figures provided a sound basis for the Plan' and referred to the spatial strategy for accommodating this growth within the Plan period as 'appropriate'. The Inspector refers to 'the various allocations and the process by which they have been arrived at, as sound, in principle' with one exception: the allocation proposed in Policy PR10 – Land Southeast of Woodstock. Allocation Policy PR10 is considered unsound by the Inspector due to the impact it would have on the countryside and setting of Woodstock, as well as the Blenheim Palace World Heritage Site and its travel distance to Oxford.*	Noted.

Comment	Response
This gives rise to a necessity to make provision for 410 dwellings, 50% of which are to be affordable housing, elsewhere. The Inspector makes reference to the possibility for the 410 dwellings to be relocated amongst the remaining allocations.	

Shipton-on-Cherwell and Thrupp Parish Council

Comment	Response
We object to the proposed scope as set out and in our documentation we provide our preferred alternative scope.	Noted.
We will reserve our assessment of the planning policy implications for this until a planning application is received, but we note the Inspector's Report findings reproduced on our cover page in respect of the suitability of this location as a means of meeting Oxford's unmet housing need, and note that the applicant's scoping report explicitly states that the post-construction impact on local employment will be 'small'. This means that there would be extensive out commuting.	The potential effects of travel to work are included in the traffic modelling in ES chapter 8 and technical appendix F. Planning policy is discussed in the planning statement submitted in support of the application.
The applicant's scoping report lists a series of potential areas for consideration: transport, water, waste, noise and so on. It then provides a preliminary assessment over whether these features should be included within the scope of the EIA.	No response required.
The site itself comprises 48.6 hectares, so the two options put forward are 450 houses plus school or 500 houses (unlikely as the capacity in local primary schools is limited). The density of housing proposed is notionally then 9.2 per hectare, which is extremely low. We question whether such a number would be the final outcome during the development phase, and whether to expect subsequent densification.	As set out in ES chapter 2, the proposed development of up to 500 dwellings will be constructed at a range of densities. It should be noted that housing density is conventionally calculated based on the net residential developable area, not the total site area.
The 2 km study area within the report includes the A4260 / A4095 road junction but excludes Yarnton, Kidlington and the Northern Gateway area around Peartree. We view the incremental traffic impacts on these hotspots as being an essential element of the transport impact assessment.	The traffic modelling in the TA in technical appendix F includes cumulative effects with other developments in the wider area.
The applicant describes (6.8) *"the small number of jobs that will be created locally"*. The assumption is therefore that the bulk of employment will be out commuting to Oxford and London. It is therefore important that the traffic impact, particularly the cumulative impact on the A4260 corridor and the A44 corridors is adequately assessed. Traffic from the Upper Heyford development should be taken into account in respect of the likely increase in traffic on the A4260 corridor to Oxford. The cumulative impact from Park View (300	The potential effects of travel to work are included in the traffic modelling in ES chapter 8 and technical appendix F. The developments to be included in the cumulative effects assessment were

Comment	Response
homes) together with the new homes at Yarnton (1,950 and 540) should also be assessed for their impact on the A44 corridor at Loop Farm and Peartree roundabouts. We strongly suspect that journey times from the site into Oxford would be adversely impacted on both corridors, making it highly likely that rat-running through unsuitable routes (such as Straight Mile Road) would increase.	determined through the scoping process.
As stated above, we note that the Planning Inspector for the Cherwell Local Plan Part 2 – Meeting Oxford's unmet need, found that *"It is too far away from Oxford to make travelling into the city by means other than the private car sufficiently attractive…Woodstock is well-defined. It's further extension in a south easterly direction would appear incongruous and damage the character and appearance of the area"* (IR 54).	Noted.
We would also welcome, either in the EIA or the TIA, an assessment of the likely leisure and retail travel impacts. The nearest major supermarket is at Kidlington, as is the nearest leisure centre (the seasonal open air pool at Woodstock is the only local public provision). Traffic for leisure and retail purposes would likely be diverted via the minor Straight Mile Road to Kidlington or via the A44.	Information on travel to leisure and retail facilities is provided in the TA in technical appendix F.
The 'school run' is also likely to be complicated. The proposed route to Marlborough School is through the as yet to be constructed Cowells Road, which links to Shipton Road at a sharp bend. Accessing Cowells Road, which is a quiet residential road within Park View, would either necessitate unsuitable residential routes via Carter Crescent or Parsons Drive, or via the A44 turning right across peak hour traffic. We would like this to be properly assessed alongside the alternative route turning left onto the A4095 and turning left again onto Shipton Road.	Information on travel to schools is provided in the TA in technical appendix F.
The journey to the local rail station is, in our view, more likely to be to Oxford Parkway rather than to Hanborough as suggested by the applicant. Hanborough is less well served by trains, and direct public transport to Woodstock is not great for London commuters (see figure 1). The traffic impact must therefore be robust. Figure 1: comparison figures for Hanborough and Oxford Parkway stations: • Distance from site entrance: Hanborough 2.6 miles, Oxford Parkway 4.8 miles • Annual season ticket cost to London: Hanborough £5,932, Oxford Parkway £5,432 • Monthly season ticket cost to London: Hanborough £569, Oxford Parkway £521.50 • Number of trains to / from London 06:30-10:30 AM / 4:30-8:00 PM: Hanborough 6 (AM peak), 5 (PM peak), Oxford Parkway 10 (AM peak), 7 (PM peak) • Daily parking charge: Hanborough £3.50, Oxford Parkway £2 • Outward and return buses, first, last: Hanborough 06:45-19:42, Oxford Parkway 06:27-19:18 • Journey times (average): Hanborough 64 minutes, Oxford Parkway 69 minutes	ES chapter 8 and the TA in technical appendix F consider both Oxford Parkway and Hanborough railway stations.

Comment	Response
The scoping document mentions that noise from Oxford Airport is audible. However, the proximity to both fixed wing and helicopter flight paths and the impact of noise from those sources on the intended residents should be assessed.	The potential effect of noise from airport operations on residents of the proposed development is assessed in the noise report that is submitted as a stand alone document in support of the planning application.
The report suggests that *"no significant effects are predicted on treatment capacity in the area"* (16.9). However, the existing Thames Water treatment also involves a significant number of discharges into the Thames near Oxford Meadows. We feel this assessment is optimistic and therefore needs further assessment.	Information on wastewater drainage is provided in ES chapter 2 and in the FRA and drainage strategy submitted in support of the planning application.
The statement that in the Marlborough Pupil Plan the school is *"investigating options to expand by 1 form entry"* (6.4) is vague and unsatisfactory. The capacity should be adequately assessed, as should routes to the school, given that there is a suggested reliance on a minor route through via Park View and Cowells Road to Shipton Road, which, in any case, has limited road capacity (see traffic section).	The potential for effects on demand for primary, secondary and special schools is assessed in ES chapter 4. Information on travel to schools is provided in the TA in technical appendix F.
The increase in population of Woodstock would be significant. The current population of Woodstock is 3,100 (which excludes the yet to be completed Park View development). A development of this scale and on this level of density (i.e. predominantly large family homes) is likely to increase the local population by at least 1,500. We would want an assessment of the capacity of Woodstock surgery to incorporate this additional population and whether Woodstock would require a second surgery. The average patient to GP ratio is approximately 1 to 2,000.	The potential for effects on the population of Woodstock and on demand for Woodstock Surgery is assessed in ES chapter 4.
The waste arrangements should be scoped within the EIA. This area is within Cherwell, but the main local recycling facilities are in West Oxfordshire and Oxford City. There would need to be agreed cross boundary arrangements such that Park View and Park View East had comparable levels of service.	Arrangements for the collection of waste are a matter for Oxfordshire County Council.
We would seek to include the construction traffic air quality to be assessed in respect of proximity to Park View, and a lighting assessment in respect of the impact on the adjacent Green Belt.	The air quality assessment submitted in support of the planning application confirms that construction traffic effects are not predicted to be significant. The lighting assessment submitted in support of the planning application considers the potential for effects on the surrounding countryside. The assessment of the effects on views from the surrounding countryside in ES chapter 6

Comment	Response
	has been informed by the lighting assessment.
We would like to know how the site would be governed. It logically fits with Woodstock, though it is removed from it. It is an entirely new settlement that currently sits within Shipton-on-Cherwell and Thrupp Parish. This is not ideal.	The governance of the site is a matter for the district and county councils.

Appendix 1 – Scoping report

LAND EAST OF PARK VIEW, WOODSTOCK

EIA SCOPING REPORT

BLENHEIM STRATEGIC PARTNERS

DECEMBER 2021

TERENCE O'ROURKE

LAND EAST OF PARK VIEW, WOODSTOCK

EIA SCOPING REPORT

BLENHEIM STRATEGIC PARTNERS

DECEMBER 2021

Issue / revision	FINAL	Prepared by	Lauren Tinker
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[ ] Comment	[X] Submission	Signature	
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		Authorised by	Will Cobley
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Contents

Figures

1 Introduction

Purpose of the scoping report

1.1 Blenheim Strategic Partners intends to apply to Cherwell District Council (CDC) for outline planning permission to develop either up to 500 dwellings or up to 450 dwellings and a primary school at Land East of Park View, Woodstock (figure 1).

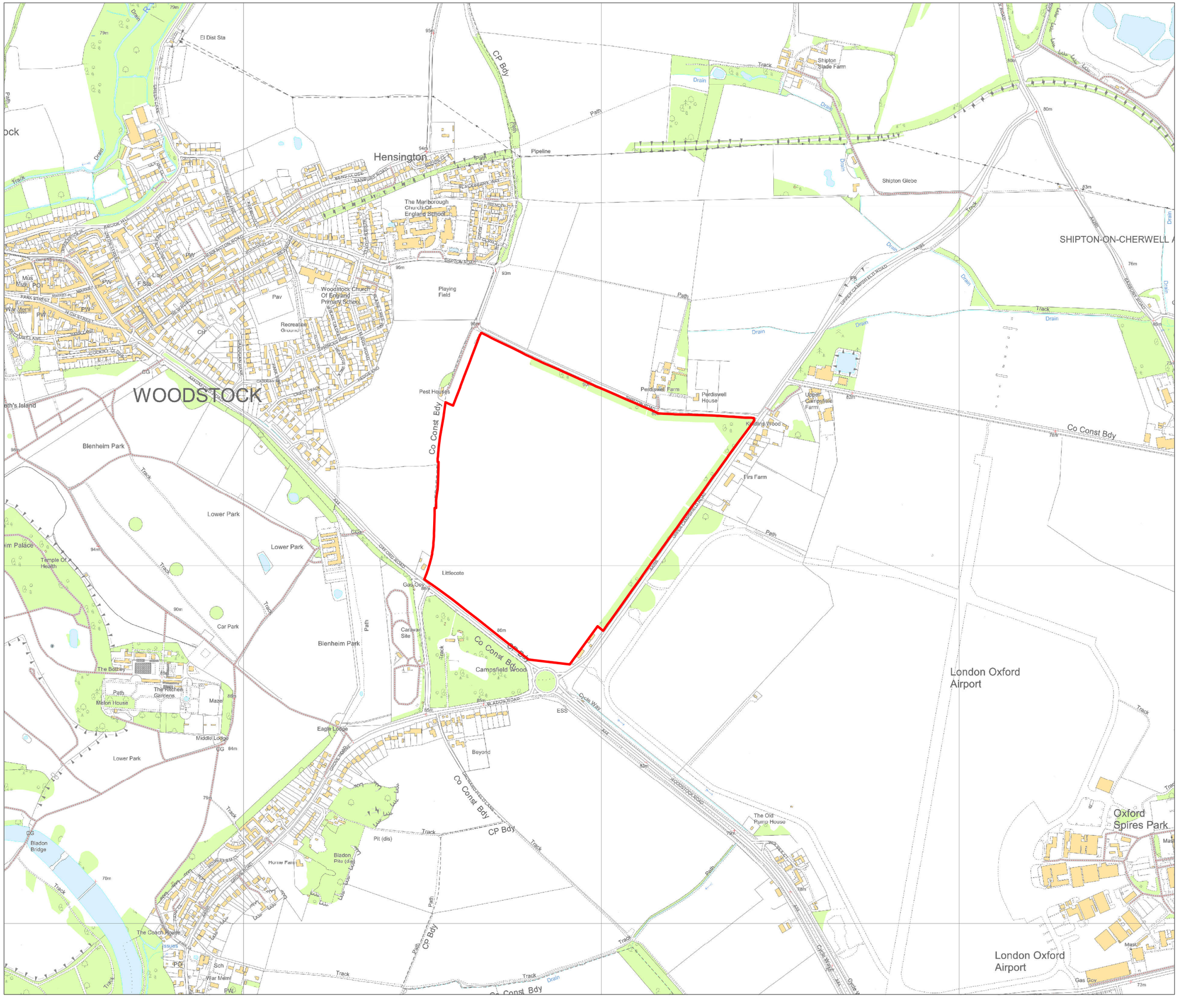
1.2 The proposed development falls within schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended; hereafter the EIA Regulations) and the location, scale and nature of the development proposals mean that there is the potential for significant effects on the environment. The proposed development is therefore considered to be an environmental impact assessment (EIA) development, as defined by the EIA Regulations, and an environmental statement (ES) will be voluntarily submitted (without initial screening) by the applicant, Blenheim Strategic Partners.

1.3 This report presents information to assist the council in the process of scoping the EIA and outlines Blenheim Strategic Partners' view as to the potentially significant effects that the EIA would need to examine and the preliminary scope of information that would need to be provided in the ES. Blenheim Strategic Partners therefore submits this report as a formal request to CDC for an EIA scoping opinion under the EIA Regulations.

Report structure

1.4 This report is broadly structured as follows:

- Site description (chapter 2)
- Proposed development (chapter 3)
- An overview of the scoping process (chapter 4)
- The results of Blenheim Strategic Partners' scoping exercise (chapters 5 to 17)
- Conclusion with Blenheim Strategic Partners' view as to the information to be provided in the ES and its proposed structure (chapter 18)



Site boundary

Land East of Park View, Woodstock

Blenheim Strategic Partners

0 250 m

N

Figure 1: Site boundary

Dwg no/226403G2/S001	Revision
Status	30 November 2021
Scale: 1:10,000 @A3	Drawn by: JC / Checked by: LT

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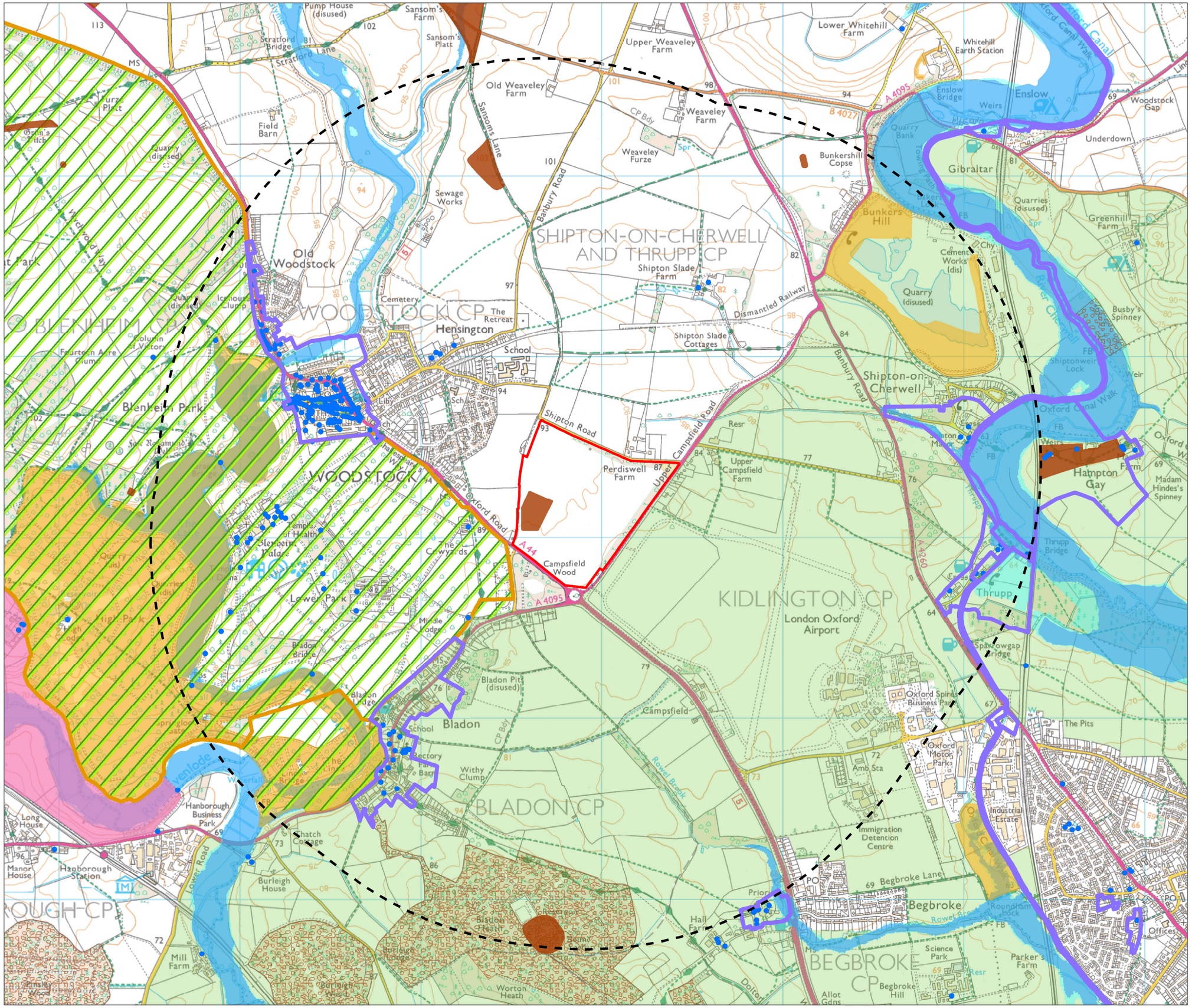
2 Site description

2.1 The 48.6 ha site lies to the south east of Woodstock along the A44 Oxford Road (figure 1). It comprises a large arable agricultural field, with a line of woodland along its northern and eastern edges and hedgerows along its southern and western edges. The site slopes gently from approximately 91 m above Ordnance datum (AOD) in the north west to 85 m AOD in the south east. There are no public rights of way on site.

2.2 The site is bordered to the south by the A44 Oxford Road, beyond which is Campsfield Wood and the Bladon Chains Caravan and Motorhome Club Campsite. The Bladon roundabout, where the A44 meets the A4095, lies at the site's southern corner. Just to the north east of this is the Woodstock Boarding Cattery. The A4095 Upper Campsfield Road runs along the site's eastern edge, beyond which are several residential properties and London Oxford Airport. Shipton Road runs along the site's northern edge, beyond which are buildings associated with Perdiswell Farm and more fields. The ongoing Park View development is under construction to the west of the site, beyond which is the main residential area of Woodstock.

2.3 The Blenheim Villa scheduled monument, the buried remains of a Roman villa and associated field system, lies in the south west of the site (figure 2). Blenheim Palace World Heritage Site (WHS) and grade I registered park and garden lies approximately 33 m to the south west of the site at its nearest point. Bladon conservation area is approximately 605 m to the south west of the site, while Woodstock conservation area is approximately 810 m to the north west. Blenheim Park Site of Special Scientific Interest (SSSI) lies within part of the WHS, approximately 1.2 km to the south west of the site.



Land East of Park View, Woodstock
Blenheim Strategic Partners

Figure 2: Designations

Dwg no/226403G2/S002	Revision	
Status	30 November 2021	
Scale: 1:20,000 @A3	Drawn by: JC	Checked by: LT

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3 Proposed development

3.1 The proposed development will comprise either up to 500 dwellings or up to 450 dwellings and a primary school, including a mix of housing types and a proportion of affordable housing. The proposed built development will be towards the north east of the site and will be located away from the scheduled monument and its setting. It will also be outside the areas identified as containing archaeological remains (see section 7).

3.2 The sensitivity of the site means that a heritage and landscape led master planning approach will be adopted. It is envisaged that large areas of informal green space will be provided in the south and west of the site, which will also be enhanced to provide biodiversity benefits with the aim of achieving more than 10% biodiversity net gain on site. Play spaces and allotments will be provided within and close to the built development area. Areas of new tree planting will be provided to the south of the built development to help soften the edge to the green space.

3.3 Vehicular access will be from a new junction off the A4095 Upper Campsfield Road and a connection through to Cowells Road to the west, which will provide a link to the Park View development. Pedestrian and cycle links will be created through the site, including onto the A44 Oxford Road and Shipton Road. The existing boundary woodland and hedgerows will be retained and strengthened, except where small gaps are required for access. Sustainable drainage systems will be used to manage surface water runoff.

3.4 To maximise the energy efficiency of the proposed development and minimise carbon emissions, the proposed dwellings will be PassivHaus certified. This means that specific criteria will be achieved in relation to space heating energy demand, primary energy demand, airtightness and thermal comfort.

4 Scoping the environmental impact assessment

Background

4.1 The EIA process examines the significant effects of an EIA development on its receiving environment. This is encapsulated in the advice given in paragraph 035 (reference ID 4-035-20170728) of the Ministry of Housing, Communities and Local Government's (MHCLG) web-based National Planning Practice Guidance: *Environmental Impact Assessment* (NPPG; updated 2020):

> *"Whilst every Environmental Statement should provide a full factual description of the development, the emphasis should be on the 'main' or 'significant' environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered."*

4.2 This approach is reinforced by case law from UK and European courts. Judgements have stated that, even in relation to the minimum requirements for an ES, not every possible effect has to be considered. The focus should be on the main effects and remedying the significant adverse effects. The Milne judgement (R v Rochdale MBC ex parte Milne) states that *"the environmental statement does not have to describe every environmental effect, however minor, but only the main effects or likely significant effects."* The Tew judgement (R v Rochdale MBC ex parte Tew) noted that the underlying objective of EIA is that decisions be taken *"in full knowledge"* of a project's likely significant effects and stated:

> *"that is not to suggest that full knowledge requires an environmental statement to contain every conceivable scrap of environmental information about a particular project. The directive and the Assessment Regulations require the likely significant effects to be assessed. It will be for the local planning authority to decide whether a particular effect is significant."*

4.3 A comprehensive and focused scoping process, culminating in a constructive scoping opinion that identifies the likely significant effects and any EIA methodologies that CDC wishes to see employed, will enable the production of an ES that provides a concise and objective analysis that deals with the significant areas of impact and highlights the key issues relevant to the decision-making process.

4.4 The aim is to 'scope in' only those aspects considered likely to have significant environmental effects. Where a particular environmental feature or component of it has not been included within the proposed scope of the EIA, this is not to suggest that there will be no associated effects; rather that these are not considered to be among the significant effects. In line with the guidance given in the NPPG, these effects will be given *"very brief treatment* [within the scoping report] *to indicate that their possible relevance has been considered"*, but no detailed assessment work is proposed for them.

The scoping process undertaken

4.5 Baseline data on the site and surrounding area have been gathered for each environmental topic. A checklist has then been used to identify which environmental issues have the potential to be subjected to effects arising from the proposed development, which has been presented as the first table in each topic section. The checklist is based on the features of the environment referred to in the EIA Regulations, the European Commission's (2017) *Environmental Impact Assessment of Projects: Guidance on Scoping* and the Institute of Environmental Management and Assessment's (IEMA; 2004) *Guidelines for environmental impact assessment.* Where no potential for a significant effect has been identified in the checklist, the issue has not been considered further in the scoping exercise.

4.6 To determine whether the identified potential effects are likely to be significant, the relative importance of the potential receptors (classified as high, medium, low or negligible) was combined with the magnitude of the envisaged changes (classified as large, medium, small or negligible) to which they would be subjected, using the matrix in figure 3 below. The findings of this process form the second table in each topic section.

		Importance / sensitivity of receptor			
		High	**Medium**	**Low**	**Negligible**
Predicted scale or magnitude of effect	**Large**				
	Medium				
	Small				
	Negligible				

Key
Likely to be significant – scope into EIA
Possibly significant – scope into EIA
Not significant – scope out of EIA

Figure 3: The scoping matrix

5 Air quality and climate

Introduction

5.1 New development can affect air quality and climate by generating dust during site preparation and construction, increasing emissions to air from traffic, and increasing carbon dioxide (CO_2) emissions during and post-construction. There is also the potential for new developments to be vulnerable to risks associated with climate change.

Currently known baseline

5.2 CDC has declared four air quality management areas (AQMAs), the nearest of which to the site is 4.8 km to the south east on Bicester Road in Kidlington. The neighbouring West Oxfordshire District Council (WODC) has not declared any AQMAs in Woodstock. The nearest CDC diffusion tube monitoring point to the site is on Langford Lane, approximately 1.7 km to the south east, where the recorded nitrogen dioxide (NO_2) concentration was 20.6 µg/m^3 in 2019[1].

5.3 WODC has three NO_2 diffusion tube monitoring points in Woodstock to the north west of the site, on Hensington Road, High Street and Rosamund Drive. NO_2 concentrations at these monitoring points were 19.2, 10.4 and 9.1 µg/m^3 respectively in 2020. WODC also monitors NO_2 concentrations at three locations in Bladon to the south west of the site, where NO_2 concentrations in 2020 were 19.7 µg/m^3 at Park Street, 7.5 µg/m^3 at Heath Lane and 12.3 µg/m^3 at Grove Road[2]. All these levels are well below the annual mean objective of 40 µg/m^3, indicating that air quality in the area is good.

5.4 Data from the National Atmospheric Emissions Inventory[3] show that 1,229,000 tonnes of CO_2 were emitted in Cherwell district in 2018, 227,000 tonnes of which were from domestic energy use and 628,000 tonnes of which were from road traffic.

Potential significant effects

5.5 The initial identification of potential significant effects is set out in table 5.1.

[1] CDC, 2020, *2020 Air Quality Annual Status Report.*
[2] WODC, 2021, *2021 Air Quality Annual Status Report.*
[3] https://naei.beis.gov.uk/laco2app/.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Local air quality (criteria pollutants)	Yes	Yes	Increased road traffic emissions during and post-construction
Dust	Yes	No	Potential generation of dust during construction
Odour	No	No	No odour-generating uses are proposed
Local climatic effects	No	No	The nature of the proposed development suggests that there will be no localised effects on temperature or the moisture content of the air
Transboundary air quality	No	No	The location and nature of the proposed development mean that there is no potential for significant transboundary effects
Global climate	No	No	The nature and scale of the proposed development suggest that there is no potential for significant global climate effects
Climate adaptation and vulnerability to climate change	No	Yes	There is the potential for increased risk from flooding due to increased rainfall as a result of climate change post-construction
Carbon dioxide budget / emissions	Yes	Yes	Emissions from traffic during and post-construction, use of materials in construction, energy use in buildings post-construction

Table 5.1: Initial air quality and climate scoping checklist

5.6 Subject to the nature of the ground conditions, site preparation and construction activities, and meteorological conditions, construction sites have the potential to mobilise dust that can then be deposited on surrounding areas. The significance of dust deposition tends to decrease with increasing distance from the source and is only commonly significant within 100 m of the dust generation source.

5.7 There are residential properties adjacent to the western site boundary within the ongoing Park View development and a small number of residential properties on the opposite side of Upper Campsfield Road to the north east. However, standard and proven best practice construction measures are set out in guidance[4] to minimise temporary effects from dust generation. Such measures will be implemented through a construction method statement, which would be required by a planning condition attached to any consent, and no significant adverse effects are predicted.

5.8 The movement of materials and personnel to and from a construction site will have associated emissions. However, guidance[5] suggests that assessment is not required if traffic flows will increase by fewer than 100 HGVs or 500 other vehicles (annual average daily traffic). Construction traffic associated with the proposed development will not exceed these levels, so no significant effects are predicted.

5.9 Roadside NO_2 concentrations in Woodstock to the north west and Bladon to the south west are well below the annual mean objective of 40 µg/m^3 and there are no air quality management areas in the vicinity of the site. While the proposed development is likely to increase vehicle movements by more than 500 per day, this threshold only indicates that an assessment should be carried out; it does not provide an indicator of effect significance. The EPUK and IAQM guidance states that, at exposure levels less than 75% of the air quality assessment level (in this

[4] Institute of Air Quality Management (IAQM), 2016, *Guidance on the assessment of dust from demolition and construction v1.1.*
[5] EPUK and IAQM, 2017, *Land-Use Planning & Development Control: Planning for Air Quality.*

case, the annual mean objective of 40 µg/m^3), as is the case in the vicinity of the site, the degree of potential harm is likely to be small. Given the existing low levels of air pollution in the area, and the relatively small scale of the proposed development, no significant adverse effects are predicted.

5.10 The potential for adverse effects on ecological receptors as a result of traffic emissions is examined in section 12.

5.11 Traffic and energy use associated with the occupation of the proposed development will generate CO_2 emissions, as will the development's construction. However, as discussed in section 3, the proposed dwellings will be designed in accordance with PassivHaus standards to minimise their carbon footprint. Given this, and the scale and nature of the proposed development, the changes are not considered likely to be significant in the context of existing emissions in the district. It is therefore proposed that CO_2 emissions are examined in the sustainability and energy statement that will be submitted as part of the planning application, rather than in the ES.

5.12 As discussed in section 16, the site lies within flood zone 1 and is at very low risk of surface water flooding. There is the potential for climate change to increase the risk of surface water flooding through increased rainfall levels and intensity. However, as set out in section 16, this issue is not considered likely to be significant. The location of the site and the nature of the proposed development mean that it is not vulnerable to any other climate change risks, such as the urban heat island effect.

5.13 The proposals will therefore not lead to any significant air quality and climate effects and air quality and climate are scoped out of the EIA. However, an air quality assessment will be submitted in support of the planning application as a stand alone document, in accordance with local requirements. This will assess the potential for effects on NO_2, PM_{10} and $PM_{2.5}$ levels in the area. In addition, CO_2 emissions will be examined in the sustainability and energy statement.

Air quality and climate effects summary

5.14 The findings of the scoping process in relation to air quality and climate effects are summarised in table 5.2, which confirms that there will not be a specific air quality and climate chapter in the ES.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Particulates and dust generation during construction	High (Neighbouring population)	Negligible Short term	X	No
Road vehicle emissions during construction	High (Population along local road network)	Negligible Short term	X	No
Road vehicle emissions post-construction	High (Population along local road network)	Negligible Long term	X	No
Generation of CO_2 during and post-construction	High (District's CO_2 emissions)	Negligible Long term	X	No
Vulnerability to climate change risks	High (Residents and site users)	Negligible Long term	X	No

Table 5.2: Air quality and climate effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

6 Community, social and economic effects

Introduction

6.1 The proposed development has the potential to cause a range of community, social and economic effects. These include population changes, increased provision of market and affordable housing, generation of employment and the increased demand for and provision of local services.

Currently known baseline

6.2 The site lies in Kirtlington ward, which had a population of 3,055 at the time of the 2011 Census. There were 1,227 households in the ward at in 2011[6]. CDC's (2019) *Cherwell District Council Housing Strategy 2019-2024* states that over 1,000 low income households are waiting for affordable housing in the district. However, the council's (2020) *Annual Monitoring Report 2020* states that 446 affordable dwellings were completed in the district in 2019/20, exceeding the target of 190. The annual monitoring report concludes that the district has a 4.7-year overall housing land supply of deliverable sites for the period 2021 to 2026. Unemployment in the district is below both the regional and national averages[6].

6.3 Oxfordshire County Council's (2020) *Oxfordshire Childcare Sufficiency Assessment* indicates that there are not likely to be spare early years places in Woodstock. However, Oxfordshire County Council's (2019) *Pupil Place Plan 2019-2023* states that the Park View development includes new early years accommodation into which Woodstock Under 5's Association (WUFA) could move into from the town's primary school and expand.

6.4 Woodstock Church of England Primary School is currently over capacity[7], although the pupil place plan notes that the school could expand if WUFA moves off site. There is currently spare capacity at The Marlborough Church of England School, but the pupil place plan states that the school is investigating options to expand by one form of entry to meet the needs of local housing growth.

6.5 WODC's (2016) *West Oxfordshire Infrastructure Delivery Plan* (IDP) highlights that discussions are underway regarding the potential relocation of the Woodstock GP Practice, as the existing site is constrained and parking is limited. There is a range of formal and informal public open space in Woodstock, including a bowls and tennis club, recreation grounds, children's play areas, allotments and semi-natural greenspace. The IDP states that the council's priority in the town is to support the community in looking at the feasibility of an outdoor floodlit training area or artificial turf pitch and identifies a future requirement for a skateboard park in the town.

Potential significant effects

6.6 The initial identification of potential significant effects is set out in table 6.1.

[6] www.nomisweb.co.uk.
[7] https://www.get-information-schools.service.gov.uk.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Population profile and demography	No	Yes	Increased population and changes to demography as a result of new dwellings
Housing supply	No	Yes	Provision of new market and affordable housing
Employment	Yes	No	Generation of employment during construction
Economy	No	No	The creation of employment during construction will not be on a scale sufficient to lead to significant effects on the local economy
Lifestyle / standard of living	No	No	The nature of the proposed development means that it will not affect local standards of living
Health	Yes	Yes	Potential for health and wellbeing effects through generation of noise and emissions to air, provision of public open space and increased demand for healthcare services
Education, healthcare and local services	No	Yes	Increased demand for local services by new residents and provision of public open space and potentially a primary school
Public health and safety	No	No	The nature and location of the proposed development mean that there is no potential for effects on public health and safety
Local environmental amenity	Yes	Yes	Construction works may affect the amenity of local residents. Potential long term changes in amenity post-construction
Telecommunications	No	No	The proposed development will not affect telecommunications
Microclimate (e.g. overshadowing, wind effects)	No	No	The scale of the proposed development limits the potential for microclimate effects
Tourism	No	Yes	The proposed development has the potential to affect the setting of Blenheim Palace WHS, which could in turn affect tourism in the area

Table 6.1: Initial community, social and economic effects scoping checklist

6.7 The increase in population associated with the proposed dwellings has the potential to alter the population profile and demography of Kirtlington ward. Given the rural nature of the ward and the existing number of households, it is considered that this effect has the potential to be significant. The proposed development will provide both market and affordable housing. The identified shortfall in overall housing provision in the district, ongoing need for affordable housing and the scale of the proposed development mean that this is likely to be significant.

6.8 The construction of the proposed development will generate temporary employment in the area. However, the small number of jobs that will be created and the relatively low unemployment levels in the district mean that this effect is not considered likely to be significant.

6.9 The increased population has the potential to lead to a corresponding increase in demand for local facilities such as schools and healthcare. The proposed development will also provide new public open space and may include a primary school. Given that there are identified capacity issues in Woodstock, it is considered that these effects are likely to be significant.

6.10 There is the potential for the proposed development to affect the health and wellbeing of local residents through the generation of noise and emissions to air during and post-construction, increased demands for healthcare services post-

construction, and the provision of public open space. However, as discussed in sections 5 and 13, emissions to air and the generation of noise are not considered likely to be significant. The increased demand for healthcare services and provision of public open space will be covered in other elements of the community and social assessment discussed above. No other potentially significant health effects are envisaged, although the potential for wider health and wellbeing effects will be examined in a health impact assessment matrix structured around the health priorities identified in WSP's (2021) *Oxfordshire Health Impact Assessment Toolkit*, which will be submitted as part of the planning supporting statement.

6.11 There is the potential for construction works to lead to a reduction in local amenity. However, as discussed in sections 5 and 13, this will be addressed through standard good practice construction mitigation measures and no significant adverse effects are predicted. The potential for long term changes to amenity through changes to views, including as a result of increased lighting, will be examined in the landscape and visual assessment and it is not considered appropriate to duplicate coverage here. As discussed in section 13, no significant noise effects are predicted post-construction so these are not considered likely to affect amenity.

6.12 As discussed in section 7, there is the potential for the proposed development to affect the setting of the Blenheim Palace WHS, which is an important tourism destination in the area. Setting effects will be examined in the cultural heritage assessment, which will consider the potential for associated effects on the outstanding universal value of the WHS. It is considered that this will adequately address the potential for changes that could affect tourism and further coverage is not required in the community, social and economic effects assessment.

Community, social and economic effects summary

6.13 The findings of the scoping process in relation to community, social and economic effects are summarised in table 6.2.

Potential effect	Receptor importance / sensitivity[1]	Magnitude or scale of effect[2]	Likely significant?	To be included in the EIA?
Changes to local population and demography	Medium (Ward's population)	Small Long term	✓	Yes
Increased provision of market and affordable housing	Medium to high (District's market and affordable housing supplies)	Small Long term	✓	Yes
Generation of employment during construction	Low (District's unemployment level)	Negligible Short term	X	No
Effects on health and wellbeing	High (Local population)	Small Long term	✓	Yes – to be covered elsewhere in the community and social assessment
Increased demand for and provision of local facilities	Medium to high (Local facilities)	Small Long term	✓	Yes
Effect on local amenity during construction	High (Local population)	Negligible Short term	X	No
Effect on local amenity post-construction as a result of changes to views	High (Local population)	Small to medium Long term	✓	Yes – to be covered in the landscape and visual chapter
Effect on tourism as a result of changes to the setting of Blenheim Palace WHS	High (Area's tourism)	Small Long term	✓	Yes – to be covered in the cultural heritage chapter

Table 6.2: Community, social and economic effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

6.14 The existing community and social baseline conditions will be established in detail through a desk-based study, which will obtain data from a range of sources, including CDC, WODC, Oxfordshire County Council and the Office for National Statistics. The potential population increase arising from the development will be estimated based on the 2011 average household size for Kirtlington ward and this will form the basis for the predictions of increased demand for services and facilities.

6.15 The significance of effects will be determined by combining the sensitivity of identified receptors with the predicted magnitude of change, using a matrix. Potential effects will be considered at the ward, town and district level as appropriate.

7 Cultural heritage

Introduction

7.1 New development can affect cultural heritage assets, including buried archaeology, the historic landscape and built heritage features. These can include effects relating to damage to or loss of a heritage asset itself, as well as changes to an asset's setting. A development necessitating archaeological investigations can be beneficial by improving understanding of an area's history or providing a better understanding of the archaeological record.

Currently known baseline

7.2 Blenheim Villa scheduled monument, the buried remains of a Roman villa and associated field system, lies in the south west of the site and the historic Roman route of Heh Straet runs along the site's western boundary. A programme of archaeological evaluation across the site in 2014[8] found that the main focus of Roman settlement was to the north and south of the villa, with another area in the north eastern corner of the site found to contain Late Iron Age / Romano-British features indicative of occupation. Historic England has advised that the villa was designed to face east-south east, to overlook its agricultural land holding. The archaeological evaluation confirmed that the land east and south of the villa remained free of obstruction to allow extensive views from the villa across its land.

7.3 Blenheim Palace is a WHS consisting of numerous listed buildings and several scheduled monuments set within a grade I registered park and garden. The WHS's south eastern edge is approximately 33 m to the south west of the site at its nearest point and the grade II listed park wall is just beyond the A44. Bladon conservation area is approximately 605 m to the south west of the site, while Woodstock conservation area is approximately 810 m to the north west. There are numerous listed buildings within the conservation areas.

7.4 Oxfordshire County Council's (2017) *Oxfordshire Historic Landscape Characterisation Project* classifies the site as former post-medieval planned enclosure, now prairie / amalgamated enclosure.

Potential significant effects

7.5 The initial identification of potential significant effects is set out in table 7.1.

[8] Thames Valley Archaeological Services, 2014, *Land at Shipton Road, Woodstock, Oxfordshire Archaeological Evaluation.*

Component	Potential construction effect?	Potential post-construction effect?	Comments
Archaeology	Yes	No	Potential disturbance of archaeological remains on site during construction
Scheduled monuments	Yes	Yes	Potential for effects on the Blenheim Villa scheduled monument and changes to its setting during and post-construction
Architecture / buildings / structures	Yes	Yes	Potential for changes to the settings of nearby listed buildings during and post-construction
Conservation areas	Yes	Yes	Potential for changes to the settings of Bladon and Woodstock conservation areas during and post-construction
Historic parks and gardens	Yes	Yes	Potential for changes to the setting of Blenheim Palace WHS and registered park and garden during and post-construction
Other historic interest	Yes	Yes	Potential for changes to the site's historic landscape character

Table 7.1: Initial cultural heritage scoping checklist

7.6 The site is undeveloped and has been found to contain archaeological remains. While the main recorded areas of archaeological remains will be retained as public green space, the destruction of below ground archaeology by construction works would be a significant effect.

7.7 During consultation on the Park View application to the west of the site, Historic England advised that a buffer of at least 30 m should be maintained between the Blenheim Villa scheduled monument and new development. It is proposed that an approximately 50 m wide buffer area will be provided, with sensitive landscaping on the intervening land. This means that there will be no direct physical impact to the scheduled monument. The buffer area will allow the retention of the immediate above ground undeveloped setting and the important views to the east and south east from the scheduled monument. However, there will still be changes to the wider setting, which have the potential to be significant.

7.8 The proposed development will lead to changes to views into the site and increases in traffic on the local road network. The proximity of the site to Blenheim Palace WHS and registered park and garden, Bladon and Woodstock conservation areas, and a number of listed buildings mean that these changes have the potential to lead to significant effects on the settings of these designated heritage assets.

7.9 The development of the site will lead to the loss of its historic agricultural character, which has the potential to be a significant effect.

Cultural heritage effects summary

7.10 The findings of the scoping process in relation to cultural heritage effects are summarised in table 7.2.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Impact on archaeological remains on the site during construction	Low to high (Archaeological remains on site)	Large Long term	✓	Yes
Change to setting of Blenheim Villa scheduled monument during and post-construction	High (Scheduled monument)	Medium Short and long term	✓	Yes
Change to settings of listed buildings in the vicinity of the site during and post-construction	High (Listed buildings in vicinity of site)	Small to medium Short and long term	✓	Yes
Change to settings of Bladon and Woodstock conservation areas during and post-construction	Medium (Bladon and Woodstock conservation areas)	Small Short and long term	✓	Yes
Change to setting of Blenheim Palace WHS and registered park and garden during and post-construction	High (Blenheim Palace)	Small to medium Short and long term	✓	Yes
Loss of site's historic landscape character	Low (Site's historic landscape character)	Large Long term	✓	Yes

Table 7.2: Cultural heritage effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

7.11 An assessment of designated and undesignated heritage assets will be undertaken in accordance with paragraphs 189 to 207 of the National Planning Policy Framework (NPPF; 2021), the MHCLG's (2019) NPPG: *Historic environment* and Historic England's (2017) *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.* An updated desk-based assessment will be undertaken, which will review the findings of the archaeological evaluation and will be discussed with Oxfordshire County Council's archaeologist.

7.12 The assessment will be supported by an analysis of viewpoints to and from key historic locations, including the WHS and selected listed buildings, which will be agreed with CDC's and WODC's conservation officers. The assessment will cross reference with the landscape and visual and traffic and transport ES chapters, as appropriate. It will also be informed by a number of stand alone assessment reports, including the lighting and noise assessments, and by the Blenheim Palace WHS Management Plan (2017). A landscape, heritage and biodiversity management plan will be produced.

7.13 The significance of effects will be determined by combining the importance of identified receptors with the predicted magnitude of change, using a matrix.

8 Ground conditions

Introduction

8.1 The existing ground conditions of a site can be of concern due to the potential mobilisation of contaminants during construction or exposure of sensitive receptors such as construction workers, groundwater, surface waters and future site users to such material. The potential for the proposed development to alter the ground conditions of the site post-construction is limited.

Currently known baseline

8.2 The site is largely greenfield and there is the potential for limited hotspots of contamination associated with its agricultural use, for example from localised fuel spills / leaks and the use of pesticides or herbicides. An isolation hospital was located in the north of the site in the 1920s and there was an unknown structure in the centre during World War II. A small quarry was reported to have been present in the north east of the site. Potential contamination sources associated with these uses include Made Ground and infilling of the quarry.

8.3 A programme of intrusive investigations, comprising 43 exploratory holes, was carried out on the site in 2014 to investigate the potential for contamination. No exceedances of the relevant generic assessment criteria for a residential end use with plant uptake or UK drinking water standards were recorded[9].

8.4 The site is not within a minerals safeguarding area and online mapping[10] indicates that the site is in an area that is at low risk from unexploded ordnance.

Potential significant effects

8.5 The initial identification of potential significant effects is set out in table 8.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Geology and geomorphology	No	No	The nature and location of the development mean that effects on geology are unlikely
Ground contamination	Yes	Yes	Limited potential for contamination from existing agricultural use and historic hospital and quarry
Mineral resources	No	No	The site is not within a minerals safeguarding area
Unexploded ordnance	No	No	The site is not known to be in an area of elevated unexploded ordnance risk

Table 8.1: Initial ground conditions scoping checklist

8.6 The existing and historic land uses on the site mean that the potential for contamination is limited to isolated hotspots and potential areas of Made Ground that could have arisen from the site's agricultural use, the historic hospital or the infilling of the former quarry. However, intrusive investigations did not record any evidence of contamination and it is considered that any hotspots of contamination found during construction can be mitigated through the use of standard personal protective equipment and good practice construction techniques. No significant effects are therefore predicted on human health and the water environment as a

[9] Listers Geo, 2019, *Phase 1 Geoenvironmental Desk Study Report Land off Shipton Road, Woodstock.*
[10] https://zeticauxo.com/downloads-and-resources/risk-maps.

result of mobilisation of, or contact with, existing contamination during or post-construction.

8.7 It is therefore proposed that ground conditions is not scoped into the EIA and will not be considered in the ES. However, a phase 1 geoenvironmental report that reviews the results of the past intrusive site investigations will be submitted in support of the planning application as a stand alone document, in accordance with local requirements.

Ground conditions effects summary

8.8 The findings of the scoping process in relation to ground conditions effects are summarised in table 8.2, which confirms that there will not be a specific ground conditions chapter in the ES.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Potential for human health effects from contact with contaminants during construction	High (Construction workers)	Negligible Short term	X	No
Potential for human health effects from contact with contaminants post-construction	High (Future residents)	Negligible Long term	X	No
Potential for mobilisation of existing contaminants into the water environment during construction	Medium (Groundwater on the site)	Negligible Short term	X	No

Table 8.2: Ground conditions effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

9 Land use and land take

Introduction

9.1 Proposed developments can have an effect on the local area through the introduction of a new land use, which can complement, co-exist or conflict with the existing land uses, and through the loss of existing uses on site.

Currently known baseline

9.2 The site is in agricultural use and comprises a large arable field. The agricultural land is classified as grade 3b (moderate quality)[11]. There are no public rights of way on site.

Potential significant effects

9.3 The initial identification of potential significant effects is set out in table 9.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Agricultural land and soils	Yes	No	Loss of agricultural land and soils on the site
Horticulture	No	No	No horticulture on the site or proposed
Forestry	No	No	No commercial forestry on the site or proposed
Recreation / open space / rights of way	No	Yes	Provision of new public open space land use on site
Mineral extraction	No	No	No mineral extraction on the site or proposed
Industrial / commercial / retail	No	No	No industrial / commercial / retail uses on the site or proposed
Residential	No	Yes	Provision of new residential land use on the site
Health / social / education	No	Yes	Potential for the provision of new education land use on the site
Waste disposal	No	No	No waste uses on the site or proposed
Other (specify)	No	No	No other land uses on the site or proposed

Table 9.1: Initial land use and land take scoping checklist

9.4 The proposed development will lead to the loss of 48.6 ha of land from agricultural production and the associated loss of soils within the area proposed for built development, although these will be retained within the green space. Given the relatively small area of land to be lost in relation to the total area of agricultural land in Cherwell (43,614 ha in 2016[12]), and the fact that no best and most versatile agricultural land (grades 1, 2 or 3a) will be lost, it is considered that this is a negligible effect that will not be significant.

9.5 New residential and public open space and potentially education land uses will be provided on the site through the proposed development. However, as discussed in section 6, these effects will be examined in the community and social effects assessment. It is not considered appropriate to duplicate coverage in this section.

9.6 It is therefore proposed that land use and land take are not scoped into the EIA and will not be considered in the ES.

[11] ADAS, 2014, *Woodstock East Agricultural Land Classification.*
[12] Defra, 2018, *Local Authority breakdown for key crops and livestock numbers on agricultural holdings.*

Land use and land take effects summary

9.7 The findings of the scoping process in relation to land use and land take effects are summarised in table 9.2. This confirms that there will not be a specific land use and land take chapter of the ES, although issues associated with the provision of new land uses will be examined within the community and social effects chapter.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Loss of agricultural land and soils on the site	Low to medium (Agricultural land on the site)	Negligible Long term	X	No
Introduction of new residential and public open space and potentially education land uses	Low (Land use on the site)	Medium Long term	✓	Yes – to be covered in the community and social chapter

Table 9.2: Land use and land take effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

10 Landscape and visual effects

Introduction

10.1 Effects on the landscape can arise from a development giving rise to direct changes to physical elements of the receiving landscape, which may affect its features, character and quality; or from indirect effects on the character and quality of the surrounding landscape. Visual effects can result if the development changes the character and quality of people's views. Landscape and visual effects are linked, but have different attributes, so are considered as two elements.

Currently known baseline

10.2 At the county level, the site lies within the Estate Farmlands character area, as identified in the *Oxfordshire Wildlife and Landscape Study* (OWLS, 2004). This area is a rolling agricultural landscape characterised by parklands and a well-ordered pattern of fields and estate plantations. Its key characteristics include medium to large, regularly shaped hedged fields, small geometric plantations and belts of trees, large country houses set in ornamental parklands, small estate villages and dispersed farmsteads.

10.3 At the district level, the site lies at the north western edge of the Lower Cherwell Floodplain landscape character area, within the Large Scale Open Farmland: elevated or low lying farmland with weak structure landscape type, as identified in the *Cherwell District Landscape Assessment* (Cobham Resource Consultants, 1995). The key characteristics of this area include large, flat fields and thin hedge and tree cover that lacks the visual strength to provide structure and unity to the landscape. WYG's (2017) *Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment* concludes that the site is of medium landscape sensitivity.

10.4 There are no areas of outstanding natural beauty in the vicinity of the site. As discussed in section 7, there is a scheduled monument on the site and the Blenheim Palace WHS and registered park and garden is in close proximity. Bladon conservation area is approximately 605 m to the south west of the site, while Woodstock conservation area is approximately 810 m to the north west.

10.5 Few direct views are available into the site because of the enclosure provided by the woodland shelter belt along the eastern and northern edge of the site and the mature hedgerow field boundaries. The main locations where direct views are possible are through the gate field access and filtered views into the site from properties and roads adjacent to its boundaries. WYG (2017) classified the site as being of medium to low visual sensitivity.

Potential significant effects

10.6 The initial identification of potential significant effects is set out in table 10.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Landform / topography	No	No	No significant re-profiling of the land is proposed during construction
Land cover	Yes	Yes	Change of land cover from agricultural use to buildings and public open space
Landscape / townscape character	Yes	Yes	Character will change from agricultural to built development and open space
Protected landscapes / townscapes	Yes	Yes	Potential for changes to views from the WHS, registered park and garden and conservation areas
Sensitive views	Yes	Yes	Changes to views from residential properties, public rights of way, roads and the wider countryside

Table 10.1: Initial landscape and visual effects scoping checklist

10.7 The proposed development will change the land cover on the site from agricultural land to buildings and public open space. Similarly, the landscape character of the site will change from agricultural to built development and open space. The sensitivity of the site and surrounding landscapes and the scale of the changes mean that these effects have the potential to be significant.

10.8 The proposed development also has the potential to lead to changes to views from sensitive visual receptors in the vicinity of the site, including residential properties, public rights of way, Blenheim Palace WHS and registered park and garden and local conservation areas. These will include changes to night time views as a result of increased lighting. Given the scale of the proposed development and the proximity of many of the sensitive receptors to the site, it is considered that these changes have the potential to be significant

Landscape and visual effects summary

10.9 The findings of the scoping process in relation to landscape and visual effects are summarised in table 10.2.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Change to land cover of the site	Medium (Site's land cover)	Medium to large Long term	✓	Yes
Change to landscape character of the site and effects on surrounding landscape character areas	Medium to high (Character of site and surrounding areas)	Medium to large Long term	✓	Yes
Change to views from designated landscapes and townscapes	High (WHS, registered park and garden and conservation areas)	Small to medium Long term	✓	Yes
Changes to other sensitive views, including from residential properties and public rights of way	Medium to high (Visual receptors in the vicinity of site)	Small to medium Long term	✓	Yes

Table 10.2: Landscape and visual effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

10.10 Natural England and Defra's (2014) *Landscape and seascape character assessments* and the *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (2013) produced by the Landscape Institute and the Institute of Environmental Management and Assessment will be used to guide the assessment of the site and surrounding area. Reference will also be made to the national, county and district landscape character assessments and the Blenheim Palace WHS Management Plan (2017).

10.11 The landscape and visual assessment will include determination of the landscape character of the site and surrounding area, the site's topography, the quality of the landscape and the existing land cover on site. This will be undertaken through a desk study and site visits. A detailed study of the visual setting of the site and the potential visual receptors that may be affected by the development proposals will be undertaken. This will include mapping of the zone of theoretical visibility (ZTV), which will inform the extent of the study area. In defining the ZTV, the screening effects of existing buildings and woodland will be considered.

10.12 Representative viewpoints will be established and confirmed with CDC's landscape department. Photographs will be taken at each viewpoint and used to create a panorama of the view. The precise locations (Ordnance Survey grid reference), date and time of day will be described for each viewpoint taken.

10.13 The landscape and visual assessment will also be informed by a lighting assessment for the proposed development, which will be submitted as a stand alone document in support of the planning application in accordance with local requirements. A landscape, heritage and biodiversity management plan will be produced.

10.14 The significance of the effects on landscape and visual receptors will be determined by combining the sensitivity of identified receptors with the predicted magnitude of change, using a matrix.

11 Major accidents / disasters

Introduction

11.1 A new development can increase the risk from major accidents / disasters if it introduces new receptors to a location close to a major hazard site, such as a fuel terminal. Alternatively, new development itself can introduce a new source of major accident risk.

Currently known baseline

11.2 The site is in flood zone 1 and is not in an area at risk from natural disasters. There are no control of major accident hazard (COMAH) sites within 4 km of the site and no other potential sources of major accident risk (such as high pressure gas mains) in the vicinity.

Potential significant effects

11.3 The initial identification of potential significant effects is set out in table 11.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Major accidents	No	No	The nature of the proposed development means that it does not have the potential to lead to major accidents that could pose a significant risk to human health, cultural heritage or the environment. The location and nature of the proposed development mean that it is not at risk from major accidents
Disasters	No	No	The risk from flooding is addressed in section 16. The location and nature of the proposed development mean that it is not at risk from any other forms of disaster

Table 11.1: Initial major accidents / disasters scoping checklist

11.4 The location and nature of the proposed development mean that no potential effects are identified in table 11.1 and no further scoping is required. Major accidents / disasters are therefore scoped out of the EIA.

12 Natural heritage

Introduction

12.1 Potential natural heritage effects that could arise from a development such as that proposed include habitat loss, habitat degradation during and post-construction, killing or disturbance of animals during and post-construction, loss of or modification to breeding and foraging habitat, and effects on designated nature conservation sites (e.g. from increased public use).

Currently known baseline

12.2 There are no national site network (NSN) sites or Ramsar sites within 5 km of the site. The nearest is the Oxford Meadows Special Area of Conservation (SAC), approximately 5.4 km to the south east. The nearest nationally designated site is the Blenheim Park SSSI, approximately 1.2 km to the south west. The Shipton-on-Cherwell and Whitehill Farm Quarries SSSI is around 1.3 km to the north east. The nearest locally designated sites are the Woodstock Water Meadows Local Wildlife Site (LWS) and the Glyme and Dorn Conservation Target Area (CTA), approximately 1 km to the north west.

12.3 The site comprises arable land, with margins of semi-improved grassland bordered by species-poor hedgerows. A belt of semi-natural broad-leaved woodland runs along the site's eastern and northern edges. The arable and grassland habitats are of low ecological value, while the hedgerows and woodland are habitats of principal importance for conservation in England.

12.4 There is the potential for the site to be used by bats for foraging and commuting, although bat surveys have recorded limited activity. A large main badger sett is present in the north east of the site and badgers are also likely to use the site for foraging. Small numbers of reptiles have been recorded on site, but no evidence of great crested newts or dormice was found. Four territories of skylark (a species of principal importance) were recorded on the site and it is also likely to be used by other farmland and woodland bird species.

Potential significant effects

12.5 The initial identification of potential significant effects is set out in table 12.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Habitat types	Yes	Yes	Loss of existing habitats and creation of new habitats on the site
Protected species	Yes	Yes	Potential for effects from habitat loss and increased disturbance
Ecosystem integrity	No	No	The nature of the habitats in the vicinity of the site suggests that overall ecosystem integrity will not be affected
Wildlife conservation	Yes	Yes	Potential for effects on designated nature conservation sites from increased recreational use and pollution
Resource management	No	No	The management of natural resources (such as woodlands, lakes etc) will not be affected
Natural processes	No	No	No changes are predicted to natural processes (such as hydrodynamics, sedimentation etc)

Table 12.1: Initial natural heritage scoping checklist

12.6 The proposed development will lead to the loss of the existing arable and some of the grassland habitats on site, although the woodland and hedgerows will be retained except for small areas where the new site access junctions will be created. New habitats will also be created on the site, with the aim of achieving more than 10% biodiversity net gain on site. While the habitats to be lost are generally of low intrinsic value, the loss will be large in the context of the site. It is therefore considered that this effect has the potential to be significant.

12.7 The site has been shown to support populations of protected and priority species and there is the potential for the proposed development to affect these through habitat loss and fragmentation and increased disturbance from noise, light and recreational activities. Given the importance of the species present on the site, these effects have the potential to be significant.

12.8 Atkins' (2018) *Cherwell Local Plan Proposed Submission Plan HRA Stage 1 and Stage 2* states that parking provision at the Oxford Meadows SAC is very limited and previous studies have identified that the majority of visitors to the SAC are from Oxford itself, with people walking up to 1.9 km to the SAC. The distance of the site from the SAC, and the provision of public open space on site, mean that significant effects on the SAC are not likely from increased recreational use. The distance also means that significant effects on the SAC are not likely as a result of changes to hydrology.

12.9 The 2018 HRA considered the potential for the proposed development to lead to air quality effects at the SAC and concluded that these were not likely to be significant. However, AECOM's (2018) *West Oxfordshire Local Plan Habitats Regulations Assessment Incorporating Appropriate Assessment* identifies the need for further monitoring of air quality effects at the SAC as a result of increased road traffic on the A34 and A40. As the proposed development has the potential to lead to small increases in traffic on these roads, and given the potential for cumulative effects with other developments, this issue will be examined in the EIA.

12.10 There is the potential for a range of effects to arise on the SSSIs and locally designated sites in the vicinity of the site, including from reduced air quality, hydrological changes, and disturbance from increased noise, lighting and recreational activity. Given the proximity and importance of these designated areas, these effects have the potential to be significant.

Natural heritage effects summary

12.11 The findings of the scoping process in relation to natural heritage effects are summarised in table 12.2.

Potential effect	Receptor importance / sensitivity[1]	Magnitude or scale of effect[2]	Likely significant?	To be included in the EIA?
Loss of existing habitats and creation of new habitats on the site	Low to medium (Habitats on the site)	Large Long term	✓	Yes
Effects on protected and priority species from habitat loss and disturbance during and post-construction	High (Species using the site)	Small to medium Short and long term	✓	Yes
Effects on Oxfordshire Meadows SAC from increased traffic emissions	High (Oxfordshire Meadows SAC)	Negligible to medium (pending further work) Long term	✓	Yes
Effects on nationally and locally designated sites from pollution, hydrological changes and increased recreational use	Medium to high (Nearby designated sites)	Small Short and long term	✓	Yes

Table 12.2: Natural heritage effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

12.12 The results of the desk study, phase 1 habitat survey and protected species surveys will form the basis of the assessment, which will be undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.* In order to facilitate consistency of assessment methodology throughout the ES, the method will be adapted to include consideration of the significance of effects by combining the importance of the identified receptors with the predicted magnitude of change, using a matrix. A landscape, heritage and biodiversity management plan will be produced.

12.13 The assessment will be informed by a number of stand alone assessment reports, including the air quality, lighting and noise assessments. Biodiversity net gain calculations will also be undertaken using an agreed biodiversity calculator.

13 Noise and vibration

Introduction

13.1 The proposed development has the potential to generate noise and vibration during site preparation and construction. Additional road traffic has the potential to increase noise levels during and post-construction.

Currently known baseline

13.2 The main existing source of noise in the vicinity of the site is the local road network, although aircraft noise associated with London Oxford Airport to the east of the site is also audible.

Potential significant effects

13.3 The initial identification of potential significant effects is set out in table 13.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Construction noise	Yes	No	Generation of noise during site preparation and construction
Road traffic noise	Yes	Yes	Increased traffic noise during and post-construction
Operational noise	No	No	No sources of operational noise (such as from fixed plant) are proposed
Vibration	Yes	No	Potential for generation of vibration during construction

Table 13.1: Initial noise and vibration scoping checklist

13.4 Site preparation and construction works will generate noise and vibration and there are residential properties to the north east of the site and to the west in the ongoing Park View development. Standard and proven best practice construction measures are set out in BS 5228:2009+A1:2014 *Code of practice for noise and vibration control on construction and open sites* to minimise temporary effects from construction noise and vibration. Such measures will be implemented through a construction method statement, which would be required by a planning condition attached to any consent, and no significant adverse effects are predicted.

13.5 Construction traffic will access the site from the A4095 Upper Campsfield Road via the A44. Broadly speaking, a perceptible increase of 3 dB in noise associated with road traffic would require a doubling of traffic flows on a given link[13]. Given the existing traffic levels on these roads (see section 14), this is not likely to occur as a result of construction traffic. No significant adverse effects are therefore predicted.

13.6 Post-construction, the proposed development will increase traffic on the local road network. Given the existing traffic levels and the size of the development, it is not likely that it would create sufficient traffic movements to lead to a perceptible increase in road traffic noise and no significant effects are predicted.

[13] Institute of Environmental Assessment, 1993, *Guidelines for the Environmental Assessment of Road Traffic.*

13.7 It is therefore proposed that noise and vibration are not scoped into the EIA and will not be considered in the ES. However, a noise assessment will be submitted in support of the planning application as a stand alone document, in accordance with local requirements.

Summary of noise and vibration effects

13.8 The findings of the scoping process in relation to noise and vibration effects are summarised in table 13.2, which confirms that there will not be a specific noise and vibration chapter in the ES.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Generation of noise during site preparation and construction	Medium to high (Receptors adjacent to the site)	Negligible Short term	X	No
Increased traffic noise during construction	Medium to high (Receptors adjacent to the local road network)	Negligible Short term	X	No
Increased traffic noise post-construction	Medium to high (Receptors adjacent to the local road network)	Negligible Long term	X	No
Generation of vibration during site preparation and construction	Medium to high (Receptors adjacent to the site)	Negligible Short term	X	No

Table 13.2: Noise and vibration effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

14 Traffic and transport

Introduction

14.1 The proposed development will lead to increased traffic on the local road network during and post-construction, which has the potential to lead to associated effects on pedestrian severance, driver and pedestrian delay and pedestrian amenity. There will also be an effect on the local road infrastructure, as the proposals include new site access junctions. Pedestrian and cycle links will be provided through the site.

Currently known baseline

14.2 The A44, which runs along the site's southern boundary, is a strategic road that provides access to Woodstock to the north west, Oxford (around 21 km to the south), and Chipping Norton to the north west via the A34. The A44 Oxford Road connects to the A4095 Upper Campsfield Road / A44 Woodstock Road / A4095 Bladon Road at the Bladon roundabout immediately to the south of the site. The A4095 Upper Campsfield Road runs from the roundabout to the A4260 Banbury Road to the north east, while the A4095 Bladon Road runs south west to Witney. Shipton Road, which forms the site's northern boundary, runs north west into Woodstock.

14.3 Annual average daily flows (AADF) of 10,724 vehicles were recorded on the stretch of the A44 that runs past the site in 2020[14]. This was a reduction on flows in 2019, when 14,791 vehicles were estimated, which is likely to be associated with the COVID-19 pandemic. Similarly, AADF of 7,623 vehicles were estimated on the A4095 Upper Campsfield Road in 2020, compared to 10,069 vehicles in 2019[15]. AADF of 6,737 and 9,000 vehicles were estimated on the A4095 Bladon Road in 2020 and 2019 respectively[16]. AADF data are not available for Shipton Road, but traffic surveys undertaken by David Tucker Associates for the Land North of Hill Rise and Land North of Banbury Road ES in 2019 recorded daily flows of 1,768 vehicles.

14.4 Woodstock is well served by buses, which provide high frequency services to Oxford and the surrounding areas. There are bus stops on the A44 Woodstock Road to the south of the Bladon roundabout. Hanborough Railway Station, which has services to London Paddington, Oxford and Worcester Shrub Hill, is approximately 2.8 km to the south west of the site.

Potential significant effects

14.5 The initial identification of potential significant effects is set out in table 14.1.

[14] https://roadtraffic.dft.gov.uk/manualcountpoints/56362.
[15] https://roadtraffic.dft.gov.uk/manualcountpoints/27700.
[16] https://roadtraffic.dft.gov.uk/manualcountpoints/7637.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Traffic flows and associated effects	Yes	Yes	Increased traffic during and post-construction
Road infrastructure	Yes	Yes	Construction of new access junction
Pedestrians and cyclist links / facilities	No	Yes	Creation of new links
Public transport	No	Yes	Increased use of bus and rail services
Air traffic	No	No	There is no potential for effects on air traffic
Water traffic	No	No	There is no potential for effects on water traffic

Table 14.1: Initial traffic and transport scoping checklist

14.6 There will be an increase in traffic flows on the local road network during construction, including a temporary increase in HGV movements. Construction traffic will access the site from the A4095 Upper Campsfield Road via the A44. The Institute of Environmental Assessment's (1993) *Guidelines for the Environmental Assessment of Road Traffic* state that traffic flows need to change by 10% to have the potential for significant effects in areas with specifically sensitive receptors (such as schools, hospitals, churches and historical buildings) and 30% in other areas. The proximity of the WHS to the A44, which also runs through the Woodstock conservation area, means that a 10% threshold is considered appropriate.

14.7 Given the existing traffic levels on the roads that will be used by construction traffic, it is considered unlikely that the increase will be significant. The proposed development will also increase traffic on the local road network post-construction, with an associated potential for effects on pedestrian severance, driver and pedestrian delay and pedestrian amenity. The scale of the proposed development and the presence of sensitive receptors in the area mean that this effect has the potential to be significant.

14.8 The proposed development will make changes to the local road infrastructure, including new site access junctions onto Upper Campsfield Road to the east and Cowells Road to the west. Improvements may also be required to existing junctions in the vicinity of the site. The new junctions and any upgrades will need to be designed in accordance with relevant standards and will be subject to a stage 1 road safety audit. As a result, no significant effects are predicted on the local road infrastructure.

14.9 A network of pedestrian and cycle links will be provided through the site. However, given the scale of the proposed development and the size of the site, this is not considered likely to be a significant effect. The proposed development has the potential to increase public transport use in the area, but the good level of existing provision in Woodstock means that this effect is not likely to be significant.

Summary of traffic and transport effects

14.10 The findings of the scoping process in relation to traffic and transport effects are summarised in table 14.2.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Increased traffic generation during construction	Medium to high (Local road network and users)	Negligible Short term	X	No
Increased traffic generation post-construction	Medium to high (Local road network and users)	Small Long term	✓	Yes
Changes to local road infrastructure	Low (Local road infrastructure)	Small Long term	X	No
Provision of new pedestrian and cycle links	Low to medium (Local pedestrian and cycle network)	Negligible to small Long term	X	No
Increased use of public transport	Low to medium (Local public transport network)	Negligible to small Long term	X	No

Table 14.2: Traffic and transport effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

14.11 A transport assessment (TA), which will assess the impact of the proposed development on the capacity of highway infrastructure, will be scoped with Oxfordshire County Council and will be submitted in support of the planning application. The EIA will summarise the findings of this, but will focus on environmental issues associated with potential increases in traffic flow and any consequent effects on the local community, such as severance, increased driver and pedestrian delay and changes to pedestrian fear / intimidation and amenity.

14.12 The assessment will take account of paragraphs 110 to 113 of the NPPF, the MHCLG's (2014) NPPG: *Travel plans, transport assessments and statements* and the Institute of Environmental Assessment's (1993) *Guidelines for the Environmental Assessment of Road Traffic*. Close consultation will be undertaken with key stakeholders, such as the county council.

14.13 A desk study and site visits will be undertaken to identify key features of the existing road and pedestrian / cycle networks in the vicinity of the site, obtain data on existing accident rates and identify existing public transport services. Key connections, for example to public transport nodes, local cycle routes and the A44 corridor, will also be identified.

14.14 It is proposed that traffic surveys will be undertaken at key junctions and links surrounding the site, trip generation will be estimated for the proposed development using sources such as the TRICS database and surveyed traffic flows, and predicted traffic flows and junction capacities will be modelled using appropriate software. The significance of traffic and transport effects on sensitive receptors will be determined by combining the sensitivity of identified receptors with the predicted magnitude of change, using a matrix.

15 Waste and natural resources

Introduction

15.1 Proposals for development should ensure that waste is reduced as much as possible and that, during the construction and post-construction phases of the proposals, waste arisings are either re-used or recycled where feasible. During construction, wastes should be correctly segregated to maximise re-use and recycling. Where any contaminated or hazardous arisings cannot be treated on site during remediation works, suitable disposal options should be identified as part of the environmental assessment process.

15.2 Natural resources are used in both construction of developments and by the users of the developments post-construction. The EIA Regulations require particular consideration to be given to the use of water, land, soil and biodiversity.

Currently known baseline

15.3 The existing quantities of waste generated on the site are not known, although these are likely to consist primarily of small quantities of agricultural waste.

15.4 In 2018, 280,676 tonnes of municipal solid waste were produced in Oxfordshire, of which 29.7% was re-used / recycled, 20.6% was composted, 7.7% was sent for food waste treatment, 39.0% was subject to energy recovery and 3% was landfilled. In the same year, 1,288,413 tonnes of construction, demolition and excavation waste were produced, of which 33% was recycled, 64% was recovered and 3% was landfilled[17].

15.5 Oxfordshire County Council's (2017) adopted Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy states that the available capacity of all waste management and disposal methods in the county currently exceeds demand. This is forecast to remain the case over the plan period to 2031 for composting / food waste treatment and non-hazardous residual waste management, but a shortfall is predicted in non-hazardous recycling capacity.

15.6 Natural resources are currently used on the site for agriculture.

Potential significant effects

15.7 The initial identification of potential significant effects is set out in table 15.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Demolition waste	No	No	No demolition is proposed
Waste management	Yes	Yes	Generation of waste during and post-construction that will require management
Natural resources	Yes	Yes	Natural resources will be used both in the construction of the proposed development and by the occupiers post-construction

Table 15.1: Initial waste and natural resources scoping checklist

[17] Oxfordshire County Council, 2020, *Draft Oxfordshire Minerals and Waste Monitoring Report 2018.*

15.8 Waste arising from the site preparation and construction processes will require management. However, this will be managed in accordance with good practice to encourage waste minimisation, re-use and recycling where possible and the quantities involved are likely to be negligible in relation to existing waste generation and management in Oxfordshire. No significant effects are therefore predicted on the county's waste management infrastructure. As discussed in section 8, there no contamination was identified on the site during intrusive investigations, so it is not envisaged that significant quantities of contaminated spoil will require management / disposal.

15.9 The proposed development will lead to the generation of increased amounts of municipal waste post-construction. However, it is proposed that this issue should be examined qualitatively in the sustainability and energy statement, rather than in the EIA, as the quantities involved are likely to be insignificant in relation to existing waste generation and management in Oxfordshire. No significant effects are predicted on the county's waste management infrastructure.

15.10 The construction and occupation of the proposed development will use natural resources, including through land take, loss of soil resources and biodiversity to built development, and increased demand for potable water. However, as discussed in sections 9 and 16, the loss of agricultural land and soil resources and the increased water demand are not considered likely to be significant. Potentially significant effects as a result of habitat loss and creation are identified in section 12, but these will be examined in the natural heritage assessment and it is not considered appropriate to duplicate coverage here.

15.11 It is therefore proposed that waste and natural resources are not scoped into the EIA and will not be considered in the ES.

Summary of waste and natural resources effects

15.12 The findings of the scoping process in relation to waste and natural resources effects are summarised in table 15.2, which confirms that there will not be a specific waste and natural resources chapter of the ES. However, issues associated with habitat loss will be examined in the natural heritage chapter and waste generation will be considered qualitatively in the sustainability and energy statement.

Potential effect	Receptor importance / sensitivity[1]	Magnitude or scale of effect[2]	Likely significant?	To be included in the EIA?
Generation of construction waste that requires management / disposal	Low to medium (Local inert waste management facilities)	Negligible Short term	X	No
Generation of municipal waste that requires management / disposal	Low to medium (Local municipal waste management facilities)	Negligible Long term	X	No
Use of natural resources – land and soil	Low to medium (Land and soils on the site)	Negligible Long term	X	No
Use of natural resources – biodiversity	Low to medium (Habitats on the site)	Large Long term	✓	Yes – to be covered in the natural heritage chapter
Use of natural resources – water	Low to medium (Area's water supply network)	Negligible to small Long term	X	No

Table 15.2: Waste and natural resources effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

16 Water environment

Introduction

16.1 Potential effects on the water environment relate to increases in runoff associated with the increased impermeable area, and any associated effects on flood risk, groundwater recharge and surface water and groundwater quality. There is also the potential for increases in demand for wastewater treatment and potable water supply as a result of the increase in population.

Currently known baseline

16.2 The site is in flood zone 1 and the nearest watercourse is a roadside drainage ditch to the east of the Bladon roundabout. The site is also at very low risk of surface water flooding[18]. It does not lie within a groundwater source protection zone, although it is within a drinking water safeguard zone (surface water) for pesticides, nitrites and benzo(a)pyrene and a drinking water protected area (surface water) for a number of potential pollutants. The site is underlain by bedrock classified as a secondary A aquifer of high vulnerability[19].

16.3 The *Cherwell Water Cycle Study* (AECOM, 2017) states that, allowing for the planned resource management of Thames Water's supply area, there would be adequate water resources to cater for growth over the local plan period. However, it notes that there are long term limitations on further abstraction from the raw water resources supplying the district. Thames Water's (2019) *Final Water Resources Management Plan 2020-2100* identifies a deficit of water supply over demand from 2022 within the Swindon and Oxfordshire Water Resources Zone over the plan period, and provides for investment in measures to restore security of supply.

16.4 Woodstock Sewage Treatment Works lies approximately 1.1 km to the north west of the site. The water cycle study states that flow capacity is available for planned growth in the area, with some capacity available for growth beyond the plan period. However, it notes that treatment process upgrades using conventional treatment technology will be required to ensure compliance with water quality targets.

Potential significant effects

16.5 The initial identification of potential significant effects is set out in table 16.1.

[18] https://check-long-term-flood-risk.service.gov.uk/map.
[19] https://magic.defra.gov.uk/MagicMap/aspx.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Surface water quality	Yes	Yes	Pollution during construction and runoff from roads post-construction may affect surface water quality
Surface water hydrology	No	Yes	Increased runoff rates as a result of the increased impermeable area on the site
Surface water temperature	No	No	No processes are proposed that could change surface water temperature
Groundwater quality	Yes	Yes	Pollution during construction and runoff from roads post-construction may affect groundwater quality
Groundwater hydrology / recharge	No	Yes	Reduced groundwater recharge as a result of the increased impermeable area on the site
Groundwater temperature	No	No	No processes are proposed that could change groundwater temperature
Coastal water quality	No	No	The site is not near the coast
Coastal water temperature	No	No	The site is not near the coast
Coastal processes / hydrodynamics	No	No	The site is not near the coast
Flood risk	No	Yes	Increased flood risk as a result of the increased impermeable area on the site
Availability of utility services	No	Yes	Increased demand for wastewater treatment and potable water supply

Table 16.1: Initial water environment scoping checklist

16.6 There is the potential for effects on surface water and groundwater quality as a result of leaks / spills and sedimentation during construction. However, standard and proven best practice construction measures, such as those set out in CIRIA (2001) *C532 Control of water pollution from construction sites. Guidance for consultants and contractors*, are available to minimise the potential for pollution. Such measures will be implemented through a construction method statement, which would be required by a planning condition attached to any consent, and no significant adverse effects are predicted.

16.7 There is also the potential for pollution of surface water and groundwater by contaminated road runoff post-construction. Surface water runoff from the proposed development will be managed through sustainable drainage systems (SuDS), which will be required to include measures to improve water quality in line with guidance such as CIRIA's (2015) *C753 The SuDS Manual*. This will be informed by work being undertaken elsewhere in the Evenlode Catchment Partnership Area. The use of SuDS will ensure that there will be no significant adverse effects on surface water or groundwater quality post-construction.

16.8 The increased impermeable area associated with the proposed development has the potential to lead to increased runoff rates and increased risk of surface water flooding. It also has the potential to reduce infiltration and affect groundwater levels in the bedrock below the site. However, the proposed SuDS measures discussed above will control runoff rates and ensure that these effects will not be significant. The potential for adverse effects on ecological receptors as a result of hydrological changes is examined in section 12. A flood risk assessment (FRA) and drainage statement will be submitted in support of the planning application to address flooding and drainage, in accordance with national requirements.

16.9 The proposed development will increase demand for wastewater treatment and potable water supply. Given that no specific capacity issues have been identified at the town's wastewater treatment works, and that treatment process upgrades

can be undertaken using conventional technologies, no significant effects are predicted on treatment capacity in the area. While Thames Water has identified potential long term water supply issues in the wider area, it has also planned for measures to address these. Given this, no significant effects are predicted on potable water supply. However, issues relating to wastewater treatment and drinking water supply will be addressed in the FRA and drainage statement and utilities statement respectively, which will be submitted in support of the planning application.

16.10 It is therefore proposed that the water environment is not scoped into the EIA and will not be considered in the ES.

Summary of water environment effects

16.11 The findings of the scoping process in relation to the water environment are summarised in table 16.2, which confirms that there will not be a specific water environment chapter in the ES. However, flooding and drainage will be addressed in the FRA and drainage statement and potable water supply will be addressed in the utilities statement.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Pollution of surface water and groundwater during construction	Low to medium (Surface water and groundwater)	Negligible Short term	X	No
Pollution of surface water and groundwater post-construction	Low to medium (Surface water and groundwater)	Negligible Long term	X	No
Increased surface water runoff post-construction and associated increase in flood risk	Low (Area's surface water hydrology)	Negligible Long term	X	No
Reduced groundwater recharge post-construction	Medium (Groundwater beneath site)	Negligible Long term	X	No
Increased demand for wastewater treatment and potable water supply	Low to medium (Area's wastewater treatment and potable water supply)	Negligible to small Long term	X	No

Table 16.2: Water environment effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

17 Cumulative effects and alternatives

Cumulative effects

17.1 The EIA Regulations require the consideration of the potential for cumulative effects with other existing and / or approved projects. Cumulative effects will be considered on an issue-by-issue basis and the scope of the EIA will be expanded, if necessary, to include any cumulative issues that arise in the future. In particular, developments for which planning permission are currently being sought and that may be approved prior to determination of the Land East of Park View, Woodstock application will be included in the assessment.

17.2 Consultees are requested to suggest projects that should be covered in the cumulative effects assessment. It should be noted that the TA will be scoped separately with Oxfordshire County Council and Highways England and may include additional committed developments, in line with relevant guidance.

17.3 There are the following proposed and consented developments in the vicinity of the site:

- Land East of Woodstock (Park View; application reference: 16/01364/OUT): up to 300 dwellings, 1,100 m^2 of A1 / A2 / B1 / D1 floorspace and public open space)
- Land North of Hill Rise, Woodstock (application reference: 21/00189/FUL): up to 180 dwellings, 120 m^2 of community space, parking barns and public open space
- Land North of Banbury Road, Woodstock (application reference: 21/00217/OUT): up to 250 dwellings, 195 m^2 of community space, parking barns and public open space
- Land South of New Yatt Road, North Leigh (application reference: 15/01934/OUT): up to 76 dwellings
- Land North of New Yatt Road, North Leigh (application reference: 16/01902/OUT: up to 40 dwellings
- Land South of Witney Road, Long Hanborough (application reference: 14/1234/P/OP): 169 dwellings and a GP surgery
- Land South of Main Road, Long Hanborough (application reference: 15/03797/OUT): 120 dwellings and provision of a building for D1 use
- Land between Wychwood House and Malvern Villas, Freeland (application reference: 16/01353/OUT): 41 dwellings
- Land North of Witney Road, Long Hanborough (no application submitted, but at the EIA scoping stage): up to 150 dwellings and public open space
- Oxford Park & Ride site on the A44 corridor, to the east of the site, with an indicative car parking capacity of around 1,100 spaces

17.4 Construction works are almost complete on the Land South of Witney Road and Land South of Main Road developments. These schemes are therefore largely included within the existing baseline, but will be considered cumulatively where appropriate (for example, where up to date baseline data are not available). Construction works are ongoing on the Land East of Woodstock (Park View) and Land North of New Yatt Road developments, so it is proposed that these will be considered as part of the future baseline. Work has not yet commenced on the other schemes, which will be considered in the cumulative effects assessment.

17.5 The potential for cumulative effects to arise through the interaction of two or more impacts on the same receptor will also be examined where applicable.

Alternatives

17.6 The ES will include details of alternatives considered by Blenheim Strategic Partners and will set out the reasons for the selection of the proposed options.

18 Summary

18.1 From this scoping exercise, it has been possible to reach a preliminary view on the environmental features that are likely to be significantly affected by the proposed development and that should be included within the EIA. All the potential effects that are likely to be significant are listed in table 18.1.

Feature	Potential effects that are likely to be significant
Community, social and economic effects	Changes to local population and demography
	Increased provision of market and affordable housing
	Increased demand for and provision of local facilities
Cultural heritage	Impact on archaeological remains on the site during construction
	Change to setting of Blenheim Villa scheduled monument during and post-construction
	Change to settings of listed buildings in the vicinity of the site during and post-construction
	Change to settings of Bladon and Woodstock conservation areas during and post-construction
	Change to setting of Blenheim Palace WHS and registered park and garden during and post-construction
	Loss of site's historic landscape character
Landscape and visual effects	Change to land cover of the site
	Change to landscape character of the site and effects on surrounding landscape character areas
	Change to views from designated landscapes and townscapes
	Changes to other sensitive views, including from residential properties and public rights of way
Natural heritage	Loss of existing habitats and creation of new habitats on the site
	Effects on protected and priority species from habitat loss and disturbance during and post-construction
	Effects on Oxfordshire Meadows SAC from increased traffic emissions
	Effects on nationally and locally designated sites from pollution, hydrological changes and increased recreational use
Traffic and transport	Increased traffic generation post-construction

Table 18.1: Effects that are likely to be significant

18.2 Although the environmental features are described here under separate headings, the EIA will pay close attention to the interrelationships of the various factors in order to assemble a holistic picture of the likely significant effects and mitigation measures. It should also be noted that EIA is an iterative process, enabling matters not recognised at a preliminary stage to be addressed subsequently.

18.3 Based on the preliminary scope determined within this report, the provisional ES chapters are envisaged to be as follows:

Non-technical summary

1. Introduction (including a statement outlining the relevant expertise and competence of the experts who contributed to the EIA)
2. Site description and development proposals (including alternatives considered)
3. Environmental issues and methodology
4. Community and social effects
5. Cultural heritage
6. Landscape and visual effects
7. Natural heritage
8. Traffic and transport

9. Summary tables
10. Glossary

18.4 Each ES topic chapter will follow a similar format, including sections on guidance and legislation, methodologies, reporting the baseline conditions, discussion of the future baseline, impact assessment during and post-construction, mitigation and monitoring, residual effects and assessment of cumulative effects. The ES will include appropriate visual presentation materials (maps, diagrams and photographs) and will be supported by technical documents that will be supplied as appendices. At this stage, it is envisaged that the technical appendices will comprise the following:

A. Scoping
B. Competent experts involved in the preparation of the ES
C. Cultural heritage
D. Landscape and visual effects
E. Natural heritage
F. Traffic and transport

18.5 In addition, the planning application will be accompanied by the following stand alone environmental reports:

- Air quality assessment
- Phase 1 geoenvironmental report
- Lighting assessment
- Arboricultural impact assessment
- Noise assessment
- Travel plan
- Flood risk assessment and drainage statement
- Utilities statement
- Sustainability and energy statement
- Planning supporting statement, incorporating health impact assessment matrix

18.6 The consideration of the potential significant effects in this scoping report is preliminary. CDC and consultees are invited to comment on the intended scope of the EIA and to highlight any likely significant issues they consider should be addressed in the EIA.

Appendix 2 – Scoping consultation responses

Consultee Comment for planning application 21/04187/SCOP

Application Number	21/04187/SCOP
Location	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal	Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock
Case Officer	Samantha Taylor
Organisation	Building Control (CDC)
Name	
Address	Building Control Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	No comments at this stage
Received Date	20/01/2022 13:45:40
Attachments	

Lynne Baldwin

From: Neil Whitton
Sent: 14 January 2022 14:22
To: Samantha Taylor
Cc: DC Support
Subject: 21/04187/SCOP - Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell, Oxfordshire

Environmental Protection has the following response to this application as presented:

Noise: Having read the noise and vibration section of the report I am satisfied with its findings. We look forward to seeing the Noise assessment as part of the full planning application

Contaminated Land: Having read the Ground Conditions section of the report I am satisfied with its findings. We look forward to seeing the Phase 1 report as part of the full planning application.

Air Quality: Having read the AQ section of the report I am satisfied with its findings. We look forward to seeing the AQ report as part of the full planning application. The applicants should note that we are requesting that every new property in the district has an EV charge point installed prior to occupation.

Odour: No comments

Light: No comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Kind Regards

Neil Whitton BSC, MCIEH
Environmental Health Officer
Environmental Health and Licensing
Cherwell District Council
Tel - 01295 221623
Email - Neil.Whitton@cherwell-dc.gov.uk

http://www.cherwell.gov.uk/
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From: Tim Screen
Sent: 17 January 2022 17:02
To: Samantha Taylor
Subject: 21/04187/SCOP - Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Hi Samantha

From the EIA scoping report – a statement that I agree with.

10.10 Natural England and Defra's (2014) Landscape and seascape character assessments and the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (2013) produced by the Landscape Institute and the Institute of Environmental Management and Assessment will be used to guide the assessment of the site and surrounding area. Reference will also be made to the national, county and district landscape character assessments and the Blenheim Palace WHS Management Plan (2017).

It is important to consider cumulative visual and landscape effects in accordance with GLVIA3 (good practice summary, landscape, mitigation measures, viewpoints and visual).

Regards

Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Environment & Place
Cherwell District Council

WEST OXFORDSHIRE DISTRICT COUNCIL

Comment on Application

Application No: 21/04187/SCOP

Proposal: Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock

Address: Land South of Perdiswell Farm, Shipton Road, Shipton-on-Cherwell

Dear Cherwell Planning Team,

Further to your email of 6 January, please find below officer comments on the formal request by Blenheim Strategic Partners for an EIA scoping opinion under the EIA Regulations.

I see from the EIA Scoping Report that it is Blenheim Strategic Partners' intention to apply for outline planning permission to develop either up to 500 dwellings or up to 450 dwellings and a primary school, including a mix of housing types and a proportion of affordable housing, on land east of Park View, Woodstock, which lies within Cherwell District.

Background

As you know, this site was considered and rejected by the Local Plan Inspector as part of the examination into the Cherwell Local Plan 2011-2031 Partial Review (adopted September 2020). Pages 12 and 13 of the Local Plan Inspector's Report set out his conclusion. West Oxfordshire District Council's Matter 8 Written Statement contains useful information, including landscape and heritage reports produced by consultants Chris Blandford Associates on our behalf https://www.cherwell.gov.uk/downloads/download/1347/matter-8-written-statements---woodstock

EIA Scoping Report

Given the sensitivity of the site, it is good to see the high priority to be given to assessing heritage (section 7) and landscape impacts (section 10).

Overall, while the report appears to have identified the majority of the key potential significant effects in terms of EIA, there are certain issues where I believe further consideration should be given to their significance, namely: pedestrian and cycle links and facilities; and the water environment. These are addressed below, along with other minor detailed observations, following the sequence of the report.

6. Community, social and economic effects

Para 6.5 rightly refers to WODC's 2016 West Oxfordshire Infrastructure Delivery Plan. In addition to this, more recently in 2019, Woodstock Town Council and Blenheim Estate produced a Community and Infrastructure Delivery Plan for the town https://woodstock-tc.gov.uk/wp-content/uploads/2021/07/Woodstock-Community-Infrastructure-Delivery-Plan-2019.pdf

Para 6.7 looks at the effects on Kirtlington ward. Given the proximity to Woodstock, an assessment of the effects on the town should also be considered, including on local population and demography. New residents would inevitably impact upon and look to Woodstock.

In terms of assessment methodology, para 6.14 refers to using the 2011 average household size for Kirtlington ward. This should also look at Woodstock and, more usefully, make use of the 2021 census data which is to be released in spring 2022.

It is good to see recognition in Table 6.1 and paragraph 6.10 of the potential for health and wellbeing effects and of the proposed use of the Oxfordshire Health Impact Assessment Toolkit https://futureoxfordshirepartnership.org//wp-content/uploads/2021/01/210126-Oxon-HIA-Toolkit-FINAL.pdf

7. Cultural heritage

Para 7.11-13 set out the proposed assessment methodology. Consideration should also be given to guidance published by ICOMOS (International Council on Monuments and Sites): *Guidelines on Heritage Impact Assessments for Cultural World Heritage Sites, 2011.*

10. Landscape and visual effects

Para 10.3 identifies Cherwell District's report on landscape assessment. Given that landscape character rarely stops at a district boundary, it would be useful to also consider the highly regarded West Oxfordshire Landscape Assessment (https://www.westoxon.gov.uk/media/cpqn2fj0/west-oxfordshire-landscape-assessment-1998.pdf) and the reports produced by consultants Chris Blandford Associates, referred to above.

14. Traffic and transport

Para 14.9 explains that as pedestrian and cycle links will be made through the site, the effect of the development will not be significant. However, as this site lies some distance from Woodstock town centre, the employment area south of the airport and Hanborough Station, the impacts on movements beyond the site itself are important, especially in light of the climate change emergency and the emphasis on encouraging active travel. Further consideration should be given to the potential effect of pedestrian and cycle links and facilities.

15. Waste and natural resources

Given the climate change emergency, I would encourage the adoption of a circular economy approach to resource management.

16. Water environment

In relation to the wastewater aspect of the water environment, para 16.9 says: 'Given that no specific capacity issues have been identified at the town's wastewater treatment works, and that treatment process upgrades can be undertaken using conventional technologies, no significant effects are predicted on treatment capacity in the area.' This seems to underplay the national and, well-evidenced and well-publicised, local concerns about water quality. I suggest a more detailed consideration is required before the water environment effects are scoped out. Presumably Thames Water and the Environment Agency will have been consulted and their views will clearly be important in this regard.

Should you require further information or clarification on any of the above, please contact janice.bamsey@westoxon.gov.uk

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell
Application no: 21/04187/SCOP
Proposal: Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Response date: 8th February 2022

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: 21/04187/SCOP
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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Strategic Comments

The proposal comprises the development of either 500 dwellings or up to 450 dwellings and a primary school. The site was previously considered as PR10 by the Adopted Cherwell Local Plan 2011-31 (Part 1) Partial Review – Oxford's Unmet Housing Need.

The request is for an EIA scoping opinion. The County Council is a consultee to Cherwell District Council on this. The District Council's scoping opinion will confirm the key environmental considerations to be assessed in the preparation of an outline planning application.

We expect that the proposals will be innovative. As such it will be important to develop proposals which are consistent with up-to-date policy guidance and thinking on matters such as climate change.

Consideration should be given to community needs which may include the following which relate to County Council responsibilities. This list is in addition to the matters referred to in the attachments.

- Children's & Family Intervention and support
- Children's Homes
- Early years' education
- Learning disabilities
- Adult day time support (elderly)
- Library & Culture
- Leisure
- General community facilities including adult learning and youth
- Extra Care Housing
- Supported Housing
- Fire & Rescue
- Public Health
- Registration
- Waste & Recycling
- Countryside services such as public rights of way improvement

Attached are detailed Transport, LLFA, Education, Archaeologist, Minerals and Waste, Landscape comments on the proposal. Local Member views are also attached.

Officer's Name: Jacqui Cox
Officer's Title: Infrastructure Locality Lead Cherwell
Date: 08 February 2022

Application no: 21/04187/SCOP
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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Transport Schedule

Recommendation:

EIA Scoping - Not required

Key issues:

- The site is identified as PR10 in Cherwell's Local Plan Partial Review under Policy PR10 for development of up to 410 dwellings with a Primary School.

- The submission sets out relevant guidance and assessment criteria.

- A Transport Assessment and Framework Travel Plan will be required to inform the Environmental Statement.

- A comprehensive assessment of how this site shall be served by public transport will need to be made.

Detailed comments:

From a transport perspective, the submission sets out a reasonable methodology for assessment, in general accordance with Institute of Environmental Management Assessment (IEMA) guidance.

Introduction of 500 new homes in this part of Woodstock is likely to have a significant impact on the transport network and possibly further afield. As noted in paragraph 14.11 of the EIA Scoping Report, a comprehensive Transport Assessment (TA) will be required to evaluate the transport impact of the proposed development on the local highway infrastructure and put forward appropriate mitigation.

The applicant is advised to continue TA scoping discussions with the County Council to identify requirements of an acceptable content. The TA will be expected to demonstrate the affect the development proposal will have upon the local and wider highway network by analysing:

- The proposed site access arrangements;
- Local and strategic road junctions;
- All committed developments within the local area;

- Sustainable transport modes;
- Undertake appropriate junction sensitivity tests within the local area and
- Appropriate mitigation to the likely impact of the development.

The site location plan has been included in the scoping report as Figure 1. The report goes on to suggest that a new vehicular access junction will be formed off the A4095 Upper Campsfield Road with a connection through to Cowells Road. The type of junction with the A4095 has however not been stated which is thought shall be a key consideration to the network operation.

In addition to the access junction, other key strategic junctions for assessment (with appropriate sensitivity tests) are listed below for consideration. The study area for detailed traffic modelling work will require further discussions and agreement with County Council officers, prior to a detailed planning application being submitted:

- Proposed vehicular accesses to serve the site
- The Bladon roundabout (44 Oxford Road/A4095 Bladon Road/A4095 Upper Campsfield Road/A44 Woodstock Road)
- A44 Oxford Road/ Cowells Road
- Cowells Road/ Shipton Road
- Upper Campsfield Road/ Shipton Road
- A4260 Banbury Road/A4095 Bunkers Hill/A4095 Upper Campsfield Road;
- A4095 Main Road/Lower Road;
- A44 Woodstock Road/ Langford Lane;
- A44 Woodstock/Sandy Lane/ Rutten Lane;
- A44 Woodstock Road/ Cassington Road;
- The Loop Farm roundabout (A44 Woodstock Road/ A4260 Frieze Way)

Access and availability of car parking within developments also has a strong influence on travel choices made. Car free developments with suitable parking controls can be extremely effective in managing car travel. The county council will also want to use a formula to determine the development's parking standards based on the assessment of future public transport and walking and cycling access.

Given the scale of development proposed, the county council expects any proposals and transport mitigation to meet with the objectives and aspirations set out in Connecting Oxfordshire: Local Transport Plan 2015-2031. Particular emphasis is needed to develop proposals which are consistent with up-to-date policy guidance and thinking on matters such as active travel and climate change. The council also expects to work closely with the developer to identify and develop all mitigation required, including the impact from this development on the road network.

The applicant is also advised to refer to the Cherwell District Local Plan which can be accessed at:
https://www.cherwell.gov.uk/downloads/download/45/adopted-cherwell-local-plan-2011-2031-part-1-incorporating-policy-bicester-13-re-adopted-on-19-December-2016

and the Oxfordshire Local Transport Plan 4, 2015 – 2031, which can be accessed at: https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-connecting-oxfordshire/ConnectingOxfordshireLocalTransportPlan2015-2031SummaryOctober2015.pdf.

Having considered the proposal's impact against criteria set out in National Planning Practice Guidance (EIA) it is concluded that the proposed development, as submitted, would not trigger the requirement for an EIA from a county council perspective.

Any impacts on transport and county council services can be assessed at the full application stage.

Officer's Name: Rashid Bbosa
Officer's Title: Senior Transport Planner
Date: 21 January 2022

Application No: 21/04187/SCOP
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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Lead Local Flood Authority

Recommendation:

Comments

Detailed comments:

Section 13.26 lists regulation and guidance which will be considered in the preparation of FRA. However, there's is no mention of our local guidance.

An FRA and/or surface water management strategy must be in line with our local guidance. A detailed surface water management strategy must be submitted in accordance with the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire

In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible.

The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance:

The Sustainable Drainage Systems (SuDS) Policy, which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The Sustainable Drainage Systems (SuDS) Policy also implemented changes to the Town and Country Planning (Development Management Procedure) (England) Order 2010 to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all

developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the Oxfordshire flood tool kit website. The site also includes specific flood risk information for developers and Planners.

The National Planning Policy Framework (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 45). National Planning Practice Guidance (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

Paragraph 155 states; "*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The Non-statutory technical Standards for sustainable drainage systems were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA SuDS Manual (C753), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of

the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known. Therefore, we ask that the following Pro-Forma is completed and returned as soon as possible:

Drainage Pro-Forma

Officer's Name: Kabier Salam
Officer's Title: LLFA Engineer
Date: 25 January 2022

Application no: 21/04187/SCOP
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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Education Comments

Oxfordshire County Council has a statutory duty under S14 of the Education Act 1996 to secure sufficient school places to meet the needs of local population, including as a result of housing developments such as this proposal. Under Section 7 of the Childcare Act 2006 and extended by the Childcare Act 2016, the Council has a responsibility to ensure that there is sufficient childcare and early education provision.

The proposed development will have a significant impact on demand for pre-school, primary and secondary education – this includes on demand for special education places across all sectors.

Paragraph 1.1 of the scoping report states that the proposed development will include approximately 500 dwellings, or 450 dwellings and a primary school, and paragraphs 6.3-6.4 refer to opportunities to expand school provision in the town.

To update the information included in the report, a planning application has been submitted to expand Woodstock CE Primary School to 2 forms of entry. Subject to planning permission and statutory approval, this would be expected to provide sufficient capacity to meet the scale of local growth in the current Local Plan. It would not provide sufficient capacity to also meet the needs generated by another 500 homes, as envisaged by this scoping request. However, nor would the scale of housing proposed in this scoping request support the opening of a new primary school in the town. Based on current data, a new primary school would only be viable if it served a wider area, drawing pupils from surrounding villages, with the consequent impact on traffic generation.

One solution could lie in planning school capacity strategically across this proposed development and that included in the Cherwell Local plan for Begbroke, south of Woodstock, which is expected to include one or two new primary schools. However, if the timescales of the two developments are not aligned, the opportunity to secure sufficient primary school capacity could be lost. The county council has limited scope to plan to meet the needs of housing which is not included in any Local Plan.

Secondary and SEN education provision would be expected to be delivered off-site, and would need to take into account the wider picture of population growth in and around this area. There is a new secondary school site included within the Begbroke development.

The EIA needs to include consideration of travel patterns from the development to local schools.

It should be noted that demand and supply of school places in this area is going through a period of rapid change, and will continue to do so in response to planned housing developments, including this one. The Education Sufficiency team at Oxfordshire County Council is able to advise as required on appropriate data regarding school place planning. In the first instance, the OCC Pupil Place Plan (available from www.oxfordshire.gov.uk) should be referred to. Data on the current situation and past trends needs to be supplemented with information about future plans and forecasts. The School Organisation team at Oxfordshire County Council will base its response to any future planning application on the latest available information.

Officer's Name: Louise Heavey
Officer's Title: Access to Learning Information Analyst
Date: 21 January 2022

Application no: 21/04187/SCOP
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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Archaeology

Recommendation:

An archaeological desk-based assessment will need to be submitted along with any planning application for the site in line with the National Planning Policy Framework (NPPF 2018) paragraph 189. This assessment will need to be undertaken in line with the Chartered Institute for Archaeologists standards and guidance for desk-based assessments including the submission of an appropriate written scheme of investigation to agree the scope of the assessment.

A programme of archaeological investigation will be required ahead of the determination of any planning application for the site. This investigation must be undertaken in line with the Chartered Institute for Archaeologists standards and guidance for archaeological evaluation including the submission and agreement of a suitable written scheme of investigation.

Detailed comments:

As the Report outlines, the site is in an area of archaeological interest, with a Roman Villa within the site, and the World Heritage Site of Blenheim Palace immediately west of the site. We agree with the report that an updated desk based assessment will need to be prepared to take in to account the results of the 2014 archaeological evaluation.

Officer's Name: Victoria Green
Officer's Title: Planning Archaeologist
Date: 20th January 2022

Application no: 21/04187/SCOP
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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Minerals & Waste

Detailed comments:

Thank you for consulting the Minerals and Waste Team on the EIA scoping exercise for Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell.

The application site does not fall within a Mineral Strategic Resource Area, nor is it close proximity in Waste Safeguarded Area, therefore these do not need to be considered as part of the EIA.

However, we do have a number of comments, that we hope Blenheim Strategic Partners will consider as they progress with the application.

We were pleased to see within Chapter 15 Waste and natural resources of the EIA Scoping Report acknowledgement that proposals should ensure that waste is reduced as much as possible both during construction and occupation, and that the site should maximise reuse and recycling.

We would be interested to know detail as part of the application on the sources for the material used on site, and that they are sourced locally where possible. We would also be interested to know more about how the development proposes to consider the Circular Economy in its construction.

We would hope that the application would contain a Site Waste Management Plan to be prepared and would be interested to know more about what is proposed to do with Construction and Excavation waste arisings from the construction phase. We hope it sets out how the development propose to minimise these arisings.
We would also like to know more detail how the minimisation of waste has been considered once the site is occupied.

Officer's Name: Charlotte Simms
Officer's Title: Minerals and Waste Local Plan Principal Officer
Date: 21 January 2022

Application no: 21/04187/SCOP
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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Landscape / Green Infrastructure

Recommendation:

Consult District Council landscape officer.

Comments

The District Council landscape officer should be consulted on the proposal and his/her comments should be taken into account.

I agree that Landscape and Visual effects are scoped in. I also agree that the landscape and visual assessment should be carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3). Visualisation should be in accordance with Technical Guidance Note 06/19 on 'Visual Representation of Development Proposals' by the Landscape Institute (June 2019).

The LVIA should assess direct and indirect effects and take account of lighting and cumulative effects with other developments in the area. It should also inform any potential mitigation.

I recommend that assessment methodology, study area, viewpoints and visualisations are agreed with the District Council's landscape officer at the outset of the assessment.

The site comes close to the Blenheim Palace World Heritage site at its most southern end, the impact on which will need to be carefully considered in the proposals.

In addition, an Arboricultural Assessment to BS5837:2012 (Trees in relation to construction) might also be required should the development have the potential to adversely affect trees and mature hedgerows.

Officer's Name: Haidrun Breith

Officer's Title: Landscape Specialist
Date: 27 January 2022

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell
Application No: 21/04187/SCOP
Proposal: Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

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LOCAL MEMBER VIEWS

Cllr: Andy Graham **Division:** Woodstock

Comments:

An environment impact assessment is essential.
Impact on natural habitat and wildlife recommended
Drainage plan and capacity assessment independently verified needed
Traffic assessment and impact projections based on current and future projections and including current and proposed housing developments in Woodstock
Impact on air pollution
Health needs and other infrastructure requirement ie schools provision and how current active travel policies are impacted/incorporated
Zero carbon ambition needs to be set out and assessment tested
Cycling and pedestrian integration whilst mentioned does show connectivity and this needs to be included

Date: 11 January 2022

Date: 28 January 2022
Our ref: 380598
Your ref: 21/04187/SCOP

Consultations
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 900

Ms S Taylor
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire OX15 4AA

BY EMAIL ONLY
planning@cherwell-dc.gov.uk

Dear Ms Taylor

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): EIA scoping exercise for Land East of Park View, Woodstock
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 12 January 2022 and received on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

Further guidance is set out in Planning Practice Guidance on environmental assessment, natural environment and climate change.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to consultations@naturalengland.org.uk.

Yours sincerely

Mrs Sally Ireland
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

Further guidance is set out in Planning Practice Guidance on environmental assessment and natural environment.

Cumulative and in-combination effects

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

a. existing completed projects;
b. approved but uncompleted projects;
c. ongoing activities;
d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Environmental data

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at http://www.naturalengland.org.uk/publications/data/default.aspx.

Detailed information on the natural environment is available at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

Biodiversity and Geodiversity

General principles

The National Planning Policy Framework (paragraphs174-175 and 179-182) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the natural environment.

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

Ecological Impact Assessment (EcIA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EcIA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. Guidelines have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a duty to have regard to conserving biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available here.

Designated nature conservation sites

International and European sites

The development site is within or may impact on the following **European/internationally designated nature conservation site(s):**

- Oxford Meadows SAC

European site conservation objectives are available at http://publications.naturalengland.org.uk/category/6490068894089216

The ES should thoroughly assess the potential for the proposal to affect nationally and internationally designated sites of nature conservation importance, including marine sites where relevant. European sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA) fall within the scope of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). In addition paragraph 181 of the National Planning Policy Framework (NPPF) requires that potential SPAs, possible SAC, listed or proposed Ramsar sites, and any site identified

or required as compensatory measures for adverse effects on habitat (European) sites, potential SPAs, possible SACs and listed or proposed Ramsar sites have the same protection as classified sites (NB. sites falling within the scope of regulation 8 of the Conservation of Habitats and Species Regulations 2017 are defined as 'habitats sites' in the NPPF). Under Regulation 63 of the Habitats Regulations, an appropriate assessment must be undertaken in respect of any plan or project which is (a) likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and (b) not directly connected with or necessary to the management of the site. The consideration of likely significant effects should include any functionally linked land outside the designated site. These areas may provide important habitat for mobile species populations that are qualifying features of the site, for example birds and bats. This can also include areas which have a critical function to a habitat feature within a designated site, for example by being linked hydrologically or geomorphologically.

Should a likely significant effect on a European/Internationally designated site be identified (either alone or in-combination) or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an appropriate assessment in addition to the consideration of impacts through the EIA process. Further guidance is set out in Planning Practice Guidance on appropriate assessment
https://www.gov.uk/guidance/appropriate-assessment

This should also take into account any agreed strategic mitigation solution that may be being developed or implemented in the area to address recreational disturbance, nutrients, or other impacts.

Nationally designated sites
The development site is within or may impact on the following **Site of Special Scientific Interest:**

- Blenheim Park SSSI
- Rushy Meadows SSSI
- Wytham Ditches & Flushes SSSI
- Pixey & Yarnton Meads SSSI
- Cassington Meadows SSSI
- Hook Meadow & The Trap Grounds SSSI
- Port Meadow With Wolvercote Common & Green SSSI

Natural England's SSSI Impact Risk Zones can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

The Environmental Statement should include a full assessment of the direct and indirect effects of the development on the features of special interest within the SSSI and identify appropriate mitigation measures to avoid, minimise or reduce any adverse significant effects. The consideration of likely significant effects should include any functionally linked land outside the designated site. These areas may provide important habitat for mobile species populations that are interest features of the SSSI, for example birds and bats. This can also include areas which have a critical function to a habitat feature within a site, for example by being linked hydrologically or geomorphologically.

Regionally and Locally Important Sites

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 174 and 175). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

Protected Species

The conservation of species protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017
is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*.

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

Natural England has adopted standing advice for protected species, which includes guidance on survey and mitigation measures . A separate protected species licence from Natural England or Defra may also be required.

District Level Licensing for Great Crested Newts

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A DLL scheme for GCN may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found here. Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to download. Further information is also available here.

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal

- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures
- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, ancient and veteran trees

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. The wood pasture and parkland inventory sets out information on wood pasture and parkland.

The ancient tree inventory provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared standing advice on ancient woodland, ancient and veteran trees.

Biodiversity net gain

Paragraph 174 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

The ES should use an appropriate biodiversity metric such as Biodiversity Metric 3.0 together with ecological advice to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.
The metric should be used to:
• assess or audit the biodiversity unit value of land within the application area
• calculate the losses and gains in biodiversity unit value resulting from proposed development
• demonstrate that the required percentage biodiversity net gain will be achieved

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

Landscape

Landscape and visual impacts

The environmental assessment should refer to the relevant National Character Areas. Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local

landscape character using landscape assessment methodologies. We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013 (*(3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the National Design Guide and National Model Design Code. The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 100. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 174 and 175 of the NPPF. Further guidance is set out in the Natural England Guide to assessing development proposals on agricultural land.

As set out in paragraph 211 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see www.magic.gov.uk.

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites and
The British Society of Soil Science Guidance Note Benefitting from Soil Management in Development and Construction.

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) [1].A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to

[1] Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK

reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NOx and SO_2 against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - http://www.scail.ceh.ac.uk/
- Ammonia assessment for agricultural development https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit
- Environment Agency Screening Tool for industrial emissions https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England http://www.airqualityengland.co.uk/laqm

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. The ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. Further information can be obtained from the Local Planning Authority.

Climate Change

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.

Further information is available from the Committee on Climate Change's (CCC) Independent Assessment of UK Climate Risk, the National Adaptation Programme (NAP), the Climate Change Impacts Report Cards (biodiversity, infrastructure, water etc.) and the UKCP18 climate projections.

The Natural England and RSPB Climate Change Adaptation Manual (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation

focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's Nature Networks Evidence Handbook (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's Carbon Storage and Sequestration by Habitat report (2021) and the British Ecological Society's nature-based solutions report (2021) provide further information.

Contribution to local environmental initiatives and priorities

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.

creating a better place

Environment Agency

Ms Samantha Taylor
Cherwell District Council
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2022/129582/01-L01
Your ref: 21/04187/SCOP

Date: 17 February 2022

Dear Ms Taylor

Scoping Opinion - Up To 500 Dwellings Of Up To 450 Dwellings With A Primary School

Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Thank you for consulting us with this EIA scoping opinion. There are no significant environmental constraints within our remit, and therefore we have **no comments** to make at this stage.

Final Comments
Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

If I can be of any further assistance, please contact me directly.

Yours sincerely

Mr Alex Swann
Planning Advisor

Direct dial 020 771 40593
e-mail Planning_THM@environment-agency.gov.uk

End

Comment for planning application 21/04187/SCOP

Application Number	21/04187/SCOP
Location	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal	Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock
Case Officer	Samantha Taylor
Organisation	
Name	ICOMOS UK
Address	ICOMOS UK 70 Cowcross St, ,London EC1M 6EJ
Type of Comment	Comment
Type	neighbour
Comments	The attached letter from ICOMOS UK was sent to West Oxon DC by mistake and should have been sent to Cherwell, I hope that it is not too late to be considered with this scoping application. With apologies.
Received Date	04/02/2022 18:55:24
Attachments	The following files have been uploaded:

- Blenheim Scoping Study_letter from ICOMOS-UK_21.1.22 .pdf

70 Cowcross Street
London EC1M 6EJ
Tel: +44 (0)20 7566 0031
email: admin@icomos-uk.org
web: www.icomos-uk.org
Registered Charity: 1175871

Joan Desmond
Planning Department
West Oxfordshire District Council

By email: planning@westoxon.gov.uk, FAO Joan Desmond

20th January 2022

Dear Ms Desmond

21/04187/SCOP - LAND EAST OF PARK VIEW, WOODSTOCK : Comments by ICOMOS-UK

ICOMOS-UK is the UK National Committee of ICOMOS, an international organisation which has a special role as the official adviser to UNESCO on cultural World Heritage Sites. ICOMOS-UK plays a leading role in implementing the World Heritage Convention 1972 (the Convention) within the UK and promoting best practice in the management of UK World Heritage Sites. The maintenance of the Outstanding Universal Value (OUV) of the UK World Heritage Sites and their settings is a key objective. ICOMOS has produced Guidance on Heritage Impact Assessments for Cultural World Heritage properties[1] and expects this to be followed for all development proposals which may affect World Heritage Sites or their settings.

ICOMOS-UK has the following comments on application 21/04187/SCOP.

Section 4
The site which is the subject of this scoping review forms part of the setting of the Blenheim Palace World Heritage site. In setting the scope of the EIA process as it relates to the World Heritage Site and its setting, the requirements of the **UNESCO Operational Guidelines for the implementation of the World Heritage Convention (2021) paragraph 118bis** should be followed. More detailed guidance is contained in the **ICOMOS Guidance on Heritage Impact Assessment for Cultural World Heritage Properties (2011)** referenced above**.** ICOMOS UK expects this Guidance to be followed in relation to Land East of Park View, Woodstock and reference to be made in Section 4 to the documents cited above.

Section 7 Cultural Heritage
7.3 should make it clear that the site forms part of the setting of the WHS which supports its Outstanding Universal Value.

Table 7.1 and Table 7.2
Blenheim Palace has an international designation being inscribed as a WHS under the World Heritage Convention to which the UK Government is a signatory. The site contains designated

[1] **ICOMOS Guidance on Heritage Impact Assessment for Cultural World Heritage Properties (2011)**

buildings, including the Palace itself, as well as the gardens and park. It should be listed in a separate WHS category in the component column Table 7.1 and the potential effect column of Table 7.2.

Table 7.2
Given that the site forms part of the setting of a WHS, we consider that its importance and sensitivity as a receptor should be medium or high rather than low.

7.11- 7.13 The documents referred to in our comments on Section 4 above should also be referenced in 7.11 and guide the assessment methodology described in paras 7.11 to -7-13 as they relate to impact on the WHS and its setting.

Section 10 Landscape and visual effects
10.5 Reference needed to possibility of views **to and** from the WHS and from the A44 as it enters Woodstock.

10.6 Table 10.1 Protected landscapes: Comments should cover views ***to and*** from the WHS.

10.8 Potential for change to the settings of receptors including the WHS - the surroundings in which they are experienced and their OUV/significance can be appreciated - should be recognised here as well as in section 7 .

10.9 Table 10.2 line 3 Change in relation to designated landscapes and townscapes should cover views to and from and changes to setting as well.

10.10 Also of relevance here are the documents referred to in our comments on Section 4 above and Historic England guidance on *The Setting of Heritage Assets* (2017).

Conclusion
The EIA which is the subject of this scoping document will be for a major development on currently open agricultural land within the setting of the Blenheim Palace World Heritage Site. ICOMOS-UK is concerned that the status of the WHS and the procedures required by the **ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)** are not fully recognised in the Scoping report. We ask that this is rectified to ensure that the potential impact of the development on the setting of the Blenheim WHS which supports its Outstanding Universal Value is fully identified, understood and articulated.

Yours sincerely

Peter Marsden
Chair, World Heritage Committee, ICOMOS-UK

Consultee Comment for planning application 21/04187/SCOP

Application Number	21/04187/SCOP
Location	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal	Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock
Case Officer	Samantha Taylor
Organisation	Woodstock TC
Name	
Address	Town Clerk, Town Hall, Market Square, Woodstock, Oxfordshire, OX20 1SL
Type of Comment	Comment
Type	
Comments	From a meeting of Woodstock Town Council it was resolved that attention be drawn to the visual impact on the facilities of Woodstock moreso than Kirtlington, particularly the effect on heritage assets which include significantly more Roman archaeology than just the villa; the effect on the setting of a World Heritage site; the flooding risk to the A4095 and land alongside as drainage systems are affected; the potential traffic impact in Woodstock and the potential effect upon the helicopter circuit and runway at Oxford Airport.
Received Date	27/01/2022 09:33:24
Attachments	

Begbroke Parish Council

Development Management
Cherwell District Council
Bodicote House
Bodicote Banbury
Oxfordshire
OX15 4AA

Jeffrey Wright – Clerk
27 Willow Way Begbroke Kidlington
Oxford OX5 1SD
E mail: clerk@begbrokepc.org.uk
Website: https://www.begbrokepc.org.uk/

Your ref: 21/04187/SCOP

20th January 2022

Dear Sir/Madam,

Re: Reference: 21/04187/SCOP

Applicant's Name: Terence O Rourke Ltd Proposal: Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock **Location:** Land South of Perdiswell Farm, Shipton Road, Shipton on Cherwell **Parish(es):** Shipton On Cherwell and Thrupp.

[Blenheim Strategic Partners intends to apply to Cherwell District Council (CDC) for outline planning permission to develop either up to 500 dwellings or up to 450 dwellings and a primary school at Land East of Park View, Woodstock]

Begbroke parish council OBJECTS to the above scoping application. The Planning Inspector has already ruled against previous plans and planned housing distributed in PR9 and PR8 which we objected to as well. See below:

Local Plan Partial Review examination and initial Inspector findings
1.3 Following submission of the Local Plan Part Partial Review in March 2018 and the completion of the Main Hearing Sessions in February 2019 the Inspector published an Advice Note setting out preliminary conclusions on 10th July 2019.
1.4 The Inspector found 'that the 4,400 figures provided a sound basis for the Plan' and referred to the spatial strategy for accommodating this growth within the Plan period as 'appropriate'. The Inspector refers to 'the various allocations and the process by which they have been arrived at, as sound, in principle' with one exception: the allocation proposed in Policy PR10 – Land Southeast of Woodstock. **Allocation Policy PR10 is considered unsound by the Inspector due to the impact it would have on the countryside and setting of Woodstock, as well as the Blenheim Palace World Heritage Site and its travel distance to Oxford.**

This gives rise to a necessity to make provision for 410 dwellings, 50% of which are to be affordable housing, elsewhere. The Inspector makes reference to the possibility for the 410 dwellings to be reallocated amongst the remaining allocations.

Yours faithfully

Jeffrey Wright - Clerk.

Begbroke Parish Council

Consultee Comment for planning application 21/04187/SCOP

Application Number	21/04187/SCOP
Location	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal	Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock
Case Officer	Samantha Taylor
Organisation	Clerk to Shipton On Cherwell And Thrupp PC
Name	Sarah Kearney
Address	22 Exeter Road Kidlington OX5 2DY
Type of Comment	Comment
Type	
Comments	Please see the attached representation prepared on behalf of Shipton-on-Cherwell and Thrupp Parish Council. We object to the proposed scope as set out and in our documentation we provide our preferred alternative scope.
Received Date	26/01/2022 17:05:33
Attachments	The following files have been uploaded: EIA for Park View East SoCT PC.pdf

Proposed development of 450/500 homes at land east of Park View; Woodstock

Representation in respect of scoping for Environmental Impact Assessment from Shipton-on-Cherwell and Thrupp Parish Council

Submitted on behalf of Ms Sarah Kearney, Parish Clerk

clerk@shiptononcherwellthrupp-pc.org.uk

by Andrew Hornby-Smith MSc – consultant

andrew@bakerstreetgroup.co.uk

Cherwell Local Plan Part 2 – Meeting Oxford's Unmet Need
Inspector's comments on this site:

'It is too far away from Oxford to make travelling into the city by means other than the private car sufficiently attractive … Woodstock is well-defined. It's further extension in a south easterly direction would appear incongruous and damage the character and appearance of the area' (IR 54).

Proposed development of 450/500 homes at Land East of Park View; Woodstock

Introduction

We will reserve our assessment of the planning policy implications for this until a planning application is received, but we note the Inspector's Report finding reproduced on our cover page in respect of the suitability of this location as a means of meeting Oxford's unmet housing need, and note that the applicant's scoping report explicitly states that the post construction impact on local employment will be 'small' (6.8). This means that there would be extensive out commuting.

The applicant's scoping report lists a series of potential areas for consideration: transport, water, waste, noise, and so on. It then provides a preliminary assessment over whether these features should be included within the scope of the EIA.

The site itself comprises 48.6 hectares, so the two options put forward are 450 houses plus school or 500 houses (unlikely as the capacity in local primary schools is limited). The density of housing proposed is notionally then 9.2 per hectare, which is extremely low. We question whether such a number would be the final outcome during the development phase, and whether to expect subsequent densification.

Study area

The 2km study area within the report includes the A4260/A4095 road junction but excludes Yarnton, Kidlington and the Northern Gateway area around Peartree. We view the incremental traffic impacts on these hotspots as being an essential element of the transport impact assessment.

Traffic

The applicant describes (6.8) 'the small number of jobs that will be created locally'. The assumption is therefore that the bulk of employment will be out commuting to Oxford and London. It is therefore important that the traffic impact, particularly the cumulative impact on the A4260 corridor and the A44 corridors is adequately assessed. Traffic from the Upper Heyford development should be taken into account in respect of the likely increase in traffic on the A4260 corridor to Oxford. The cumulative impact from Park View (300 homes) together with the new homes at Yarnton (1,950 and 540) should also be assessed for their impact on the A44 corridor at Loop Farm and Peartree roundabouts. We strongly suspect that journey times from the site into Oxford would be adversely impacted on both corridors, making it highly likely that rat-running through unsuitable routes (such as Straight Mile Road) would increase.

As stated above, we note that the Planning Inspector for the Cherwell Local Plan Part 2 – Meeting Oxford's unmet need, found that *'It is too far away from Oxford to make travelling*

into the city by means other than the private car sufficiently attractive … Woodstock is well-defined. It's further extension in a south easterly direction would appear incongruous and damage the character and appearance of the area' (IR 54).

We would also welcome, either in the EIA or the TIA an assessment of the likely leisure and retail travel impacts. The nearest major supermarket is at Kidlington as is the nearest leisure centre (the seasonal open air pool at Woodstock is the only local public provision.) Traffic for leisure and retail purposes would likely to be diverted via the minor Straight Mile Road to Kidlington or via the A44.

The 'school run' is also likely to be complicated. The proposed route to Marlborough School is through the yet to be constructed Cowells Road, which links to Shipton Road at a sharp bend. Accessing Cowells Road, which is a quiet residential road within Park View would either necessitate unsuitable residential routes via Carter Crescent and Parsons Drive, or via the A44 turning right across peak hour traffic. We would like this to be properly assessed alongside the alternative route turning left onto the A4195 and turning left again onto Shipton Road.

The journey to the local rail station is, in our view, more likely to be to Oxford Parkway rather than to Hanborough as suggested by the applicant. Hanborough is less well served by trains, and direct public transport to Woostock is not great for London commuters (see Figure 1). The traffic impact must therefore be robust.

	Hanborough	Oxford Parkway
Distance from site entrance	2.6 miles	4.8 miles
Annual Season Ticket Cost to London	£5,932	£5,432
Monthly Season Ticket Cost to London	£569	£521.50
Number of trains to/from London 06.30-10.30 a.m. / 4.30-8 p.m.	6 (a.m. peak) 5 (p.m. peak)	10 (a.m. peak) 7 (p.m. peak)
Daily parking charge	£3.50	£2.00
Outward and return buses, first, last	06.45-19.42	06.27-19.18
Journey times (average)	64 minutes	69 minutes

Figure 1: comparison figures for Hanborough and Oxford Parkway stations

Noise

The scoping document mentions that noise from Oxford Airport is audible. However, the proximity to both fixed wing and helicopter flight paths and the impact of noise from those sources on the intended residents should be assessed.

Water

The report suggests that 'no significant effects are predicted on treatment capacity in the area' (16.9). However, the existing Thames Water treatment also involves a significant

number of discharges into the Thames near Oxford Meadows. We feel this assessment is optimistic and therefore needs further assessment.

Education

The statement that in the Marlborough Pupil Plan the school is 'investigating options to expand by 1 form entry' (6.4) is vague and unsatisfactory. The capacity should be adequately assessed as should routes to the school, given that there is a suggested reliance on a minor route through via Park View and Cowells Road to Shipton Road, which, in any case has limited road capacity (see traffic section).

Health

The increase in population of Woodstock would be significant. The current population of Woodstock is 3,100 (which excludes the yet to be completed Park View development). A development of this scale and on this level of housing density (i.e. predominantly large family homes) is likely to increase the local population by at least 1,500. We would want an assessment of the capacity of Woodstock surgery to incorporate this additional population and whether Woodstock would require a second surgery. The average patient to GP ratio is approximately 1 to 2,000.

Waste

The waste arrangements should be scoped within the EIA. This area is within Cherwell, but the main local recycling facilities are in West Oxfordshire and Oxford City. There would need to be agreed cross boundary arrangements such that Park View and Park View East had comparable levels of service.

Air quality and lighting

We would seek to include the construction traffic air quality to be assessed in respect of proximity to Park View, and a lighting assessment in respect of impact on the adjacent Green Belt.

Other

We would like to know how the site would be governed. It logically fits with Woodstock, though it is removed from it. It is an entirely new settlement that currently sits with Shipton-on-Cherwell and Thrupp Parish. This is not ideal.

Andrew Hornsby-Smith for Shipton-on-Cherwell and Thrupp Parish Council, January 2022